



Photo Credit: Fredrick Oldfield

envision **HOPEDALE**

A Comprehensive Master Plan prepared with support from the
Central Massachusetts Regional Planning Commission



Adopted May 2023



Table of Contents

III	Acknowledgements
1	Executive Summary
21	Introduction
28	Population & Housing
57	Open Space, Recreation, & Natural Resources
91	Historical & Cultural Resources
108	Economic Development
140	Transportation
173	Public Facilities & Services
213	Land Use
233	Implementation Strategy
260	Appendices
AA	Appendix A: Maps
AB	Appendix B: Envision Hopedale Survey (Survey 1)
AC	Appendix C: Hopedale Goals Survey (Survey 2)
AD	Appendix D: Hopedale Student Survey (Survey 3)
AE	Appendix E: Hopedale Master Plan Final Survey (Survey 4)



Master Plan Project Team

Lead Agency and Consultant:



www.cmrpc.org
One Mercantile Street, Suite 520
Worcester, MA 01608

Trish Settles
Dominique DuTremble
Jane Wyrick
Emily Glaubitz
Sarah O'Brien

Matt Franz
Rob Raymond
Danielle Marini
Julia Moore
Gloria Agossou
Claire Bayler
Ron Barron
Jiagi Guo
Catie Morris
Eric Gemperline

Planning Consultant:



www.barrettplanningllc.com
350 Lincoln Street, Suite 2503
Hingham, MA 02043

Funding

Funding for this plan was provided by:

*Commonwealth Community Compact
Executive Office of Energy & Environmental Affairs
District Local Technical Assistance
CMRPC Local Planning Assistance
Town of Hopedale In-Kind Match*

Acknowledgements

A special thank you to the following Hopedale stakeholders who volunteered their time, resources, and talents to this collaborative Master Plan:

Contributing Residents

Master Plan Steering Committee:

Jim Abbruzzese | Melissa Butler | David Cedrone | Sue Ciaramicoli | Karen Crebase | Sarah Greco | Kaplan Hasanoglu | Christopher P. Hodgens | Francis Hodgens | Carole Mullen | Kelly O'Malley | Julie Rinehart | Philip Shwachman

Boards, Departments, & Staff:

Select Board | Planning Board | Council on Aging | Conservation Commission | Historical Commission | School Committee | Water & Sewer Commission | Park Commission | Library Trustees | Board of Health | Road Commissioners | Cultural Council | Office of the Town Administrator | Contributing Departments & Staff

EXECUTIVE SUMMARY

envision HOPEDALE



Photo Credit: Wilma Manning



Overview

The Town of Hopedale is a small suburb in southeastern Worcester County, 25 miles southwest of Boston.

Industrialists George and Ebenezer Draper influenced the early development of Hopedale. In addition to a successful loom manufacturer, they built high quality worker housing, public infrastructure, and community parks. While the factory no longer stands, the investments by the Draper Corporation continue to benefit residents today. The iconic buildings donated by the Drapers and other benefactors host various public services. The duplexes that housed factory employees still stand, and provide much needed housing for Hopedale's workforce. Hopedale residents cherish this history and its reflection in daily life; however, they also recognize that preservation must be balanced with appropriate growth.

The purpose of this master plan is to ensure that Hopedale meets the needs of its current and future residents. The Master Plan is a long-range strategic plan designed for and by the community. It is a roadmap to help inform municipal policies, investments, and decision-making for the next 10-20 years. The goals and strategies detailed in the plan were designed to advance a common vision for the Town, as defined by those who call it home.

The plan's goals are realistic and achievable; however, their achievement requires collective effort. It will require the dedication and cooperation of many in order to achieve implementation. We look forward to working together to make our common vision a reality.

Community Engagement

The 2022 Master Plan is a product of the thoughts, opinions, experiences, and dreams of residents of the Town of Hopedale. The plan was developed through an inclusive participatory planning process that spanned two years. The Master Plan is built upon community input and provides a roadmap to achieve our common vision for Hopedale's future.



A variety of tools helped engage the public in the planning process, from interviews with radio shows and news reporters to use of social media and online platforms.



Flyer for Community Survey

Outreach Tools

Throughout the planning process, the Hopedale Master Plan Steering Committee hosted monthly open meetings for ongoing feedback. The committee also engaged residents through targeted outreach, including **surveys** for each phase (Nov. 2020, Aug. 2021, Jan. 2022), a **photo contest** (Jan. 2021), an online **Visioning Workshop** (Jan. 2021), and a specialized **Youth Survey** (Mar. 2022). This engagement was complemented by outreach through social and traditional media, an active project webpage, and paper flyers. The input provided by residents was foundational to the plan, informing its vision statement, goals, objectives, and strategies.

In August of 2022, the draft Master Plan was released for public input. It was adopted by the Planning Board and Select Board in October of 2022, and accepted at Town Meeting in May of 2023.

Vision Statement

The Town of Hopedale's vision is to **preserve our small-town character** in each stage of development.

Hopedale will balance its past with the importance of looking to the future while being open to **new economic opportunities**, maintaining **community services**, advancing our **school system**, improving the **parks and recreational facilities**, creating a walkable and **vibrant downtown**, and protecting Hopedale's **historic architecture**.

We will accomplish our vision through a partnership between community and local leaders.



Photo credit: Anthony Faath



Photo credit: Greg Rogow



Photo credit: Kevin Sheldrake



Photo Credit: Frederick Oldfield

Timeline

Development of the Hopedale Master Plan was a multi-year process that began in October of 2020. The 2022 Master Plan represents the first comprehensive master plan in Hopedale's history.

To guide the planning effort, a Steering Committee met monthly for nearly two years. The committee oversaw the three-phase planning process and sought community input and support. Assorted surveys and workshops accompanied each of three planning phases.

The timeline to the right reflects several important milestones in the planning process. This timeline corresponds with the Community Engagement summary.



Population & Housing

Hopedale has an aging population and limited opportunities for housing growth.

Hopedale is a small town with limited land available for development, as most land has either been preserved or built out. Hopedale's limited inventory of housing and high cost of living is failing to bridge the affordability gap for owners and renters.

The Hopedale Housing Authority has an extensive waitlist for their public housing services for low-income, elderly, and disabled members of the community. Hopedale is well-below the State's 10% affordable housing goal and threshold for safe harbor from Chapter 40B Comprehensive Permits.

Hopedale's increasing population includes a sharp growth in elderly residents, but the number of young families is decreasing. Hopedale may also experience a higher demand for housing due to relocation made possible through work from home policies.

Single-family detached housing units account for 79% of the total new structures added since 2006. The high cost of housing combined with a low volume of available housing has precluded some from buying a home. The cost in the rental market has increased, largely in response to the increase in home values, the very low amount of available rental units, and the lack of new multi-family units.

There are several strategies the town can use to expand its housing stock without compromising its existing character. New development can be managed sensitively and follow Smart Growth guidelines, ensuring the town maintains its natural beauty and small-town charm.

Zoning and policy changes can be pursued to allow new housing that meets the community's needs but maintains Hopedale's small-town character. Redevelopment of the Draper site will provide the greatest opportunity for new housing.

Smaller, multi-family housing developments such as Accessory Dwelling Units and Cottage Homes should be considered to diversify the current housing stock.

The Town will need to compile a list of potential sites for new housing developments that will be accessible and affordable for Hopedale residents.

These efforts can be made possible by establishing an Affordable Housing Committee, reviewing Zoning bylaws, and hiring a Town Planner for technical assistance.

Population & Housing Goals

Goal 1

Encourage development of new housing types that are supportive of an aging population, new families, and low-to-moderate income households.

Goal 2

Take a proactive approach to planning for the housing needs of current and future Hopedale residents.

Goal 3

Pursue creative policies, partnerships, and resources that support the development of new affordable and diverse housing options as well as the rehabilitation of existing homes.



Land Use

Hopedale aims to adapt new zoning policy that facilitates adaptive reuse & mixed-use new development.

The industrial complex operated by the Draper Corporation (commonly referred to as the Draper Factory site) served as the economic heart of Hopedale for over a century. It is due to the Draper Corporation's influence that Hopedale's downtown has remained well-developed and vibrant. The factory fully shut down in 1980 and ever since, periodic efforts to reuse the property have occurred.

Hopedale has always been a small town defined by top-down forces and large land uses. Four single parcels (the Hopedale Parklands, Hopedale Country Club, north of the Parklands, Rosenfield Concrete) make up 23% of the Town's total land area.

The Town's industrial past led to a pattern of denser residential development than is typical of a town of 6,000 residents. Dwellings are located closer to the street and to each other than in typical suburban residential development.

Commercial uses have played a smaller role in the Town's development. Businesses are concentrated in the south of Town, along Route 140 with another handful at the intersection of Hopedale Street and Route 16 in the center of Town.

New development should focus on mixed-use and higher-density strategies. Higher density will help the Town mitigate the impacts of climate change by focusing development in desirable areas while leaving others preserved. Zoning should also encourage preservation of beloved open space and encourage the adaptive reuse of historic buildings.

Hopedale citizens recognize the need for more commercial development, including conveniences like restaurants and grocery stores. The Zoning Bylaws should facilitate mixed-use redevelopment of the Draper site for these and other purposes and its integration into the existing Town Center.

In support, the town should explore the utility of tools and programs such as Chapter 40R Smart Growth Zoning Overlay Districts, Tax-Increment Financing, and Business Improvement Districts.

Programs such as District Local Technical Assistance and "Community One Stop for Growth" are good sources for assistance with Bylaw review and similar projects.

Land Use Goals

Goal 1

Maintain a modern and accurate set of Zoning Bylaws.

Goal 2

Promote the development of new housing units in appropriate locations, in a manner that is mindful of preserving Hopedale's natural beauty and open space.

Goal 3

Strengthen the commercial and industrial uses that contribute to Hopedale's economic base.

Goal 4

Continue to strengthen Hopedale's tools for **protecting open space** and other land uses through zoning.

Goal 5

Preserve **historic structures** and historic areas of Town.



Economic Development

Hopedale seeks to streamline procedures and processes for new growth to diversify the tax base and support its local economy.

Hopedale has remained an economic engine since its first recorded settlement in 1669. Today, the Town nods to its industrial and utopian roots via its historic and cultural assets, its Town Center, and the fabric of its tax base.

Hopedale is home to a group of smaller-scale businesses and several larger industrial employers. There are an estimated 253 businesses in Town with approximately 2,260 employees.

The Town's median household income is significantly higher than the county and state's at \$108,294. Almost half of Hopedale's employed population works in Management, Business, Science, and Arts occupations. Hopedale's tax base is 80% residential, eight percent commercial, six percent industrial, and five percent personal property.



Hopedale residents cherish the Town's history while recognizing the need for balanced growth. As a crucial first step, the Town should increase economic development capacity by hiring a Town Planner and establishing a Planning Department to house planning, zoning, conservation, and inspectional services.

Hopedale should offer incentives for businesses to develop, expand, relocate, and/or grow, including height/density bonuses. Hopedale can implement District Improvement Financing or Tax Increment Financing and consider moving towards a single tax rate structure. The Town should eliminate existing permitting and procedural barriers for new growth. Hopedale can improve property values by funding a Facade and Sign Improvement Program through a matching grant program.

A commercial marketing campaign can help the Town attract new businesses. The Town can also differentiate itself by streamlining permitting; inventorying buildable and vacant properties; and creating investor-friendly materials on topics such as zoning, planning, taxes, and schools. Concurrently, Hopedale should enact sustainability measures and open space protection so that growth is balanced with preservation.

Economic Development Goals

Goal 1

Develop **responsible growth incentives** for a variety of uses for available commercial and investment property to diversify the tax base without overburdening town resources.

Goal 2

Create and implement a **marketing and communications plan** designed to drive awareness of Hopedale's new and ongoing opportunities while providing transparency to its citizens.

Goal 3

Maintain the Town's vision throughout the planning process by developing and implementing **open space, business design and upkeep, and sustainability** bylaws.



Open Space, Recreation & Natural Resources

Hopedale boasts natural beauty that should be supported through enhancing recreational opportunities and preservation.

Hopedale is home to abundant natural, open space, and recreational assets, including the Town Park, the Parklands, Hopedale Pond, Phillips Field, Adin Ballou Park, and Hopedale Community House. The Town owns more than 650 acres of conservation and recreation lands.

Hopedale has a generally hilly topography encompassing numerous wetlands, valleys, and floodplains. The Parklands is Hopedale's largest tract of protected land, while Hopedale Pond is Hopedale's most significant water source. The Mill River and the Charles River also run through Hopedale, creating the Blackstone River Watershed Basin, the Charles River Watershed Basin, and the Mill River sub-watershed. Flood hazard areas have been identified on and along Hopedale Pond, the Mill River, and Spindleville Pond. Deciduous forest comprises nearly 45% of the Town's land. Permanently protected lands are limited to a portion of the Upton State Forest.



Photo Credit:
Kevin Sheldrake

The Town needs to proactively plan for the impacts of climate change by completing the recommendations of the Municipal Vulnerability Preparedness Plan. This includes addressing erosion along the Mill River and shorelines of Hopedale Pond and Spindleville Pond. A plan to reduce flooding on Green St., Rockridge Rd., Adin St., Cemetery St., and Hope St. is also necessary.

Hopedale should continue to improve recreational opportunities by updating signage, developing an ADA transition plan, and enhancing the walkability of the Town through sidewalk improvements and new benches/picnic tables. The Town can expand active and passive recreation through new athletic courts and fields, a running/walking track, a splash pad, trail connections, and a beach area.

The Town should increase preservation by creating an invasive species removal plan for Hopedale Pond, certifying vernal pools, creating an inventory of potential farmlands, and establishing regulations to protect wildlife corridors.

Open Space, Recreation & Natural Resources Goals

Goal 1

Ensure **accessibility** of open space and recreation opportunities for people of all capabilities.

Goal 2

Improve and maintain existing open space and recreation opportunities.

Goal 3

Develop **new** open space and recreation opportunities in areas of Town that are lacking in environmental equity.

Goal 4

Increase **preservation and resilience** of natural resources.

Goal 5

Develop an ongoing strategy for **community collaboration** with future open space and recreation projects.



Cultural & Historic Resources

Hopedale has a long and rich history that residents wish to preserve & promote.



Hopedale contains one Historic District on the National Register, which spans from the Milford Town Line, Malquin Drive, Mendon Town Line, and Upton Town Line.

Hopedale's only Local Historic District is the Little Red Shop, located at 12 Hopedale Street. Built in 1841, the Little Red Shop is Hopedale's oldest industrial building. It now exists as a museum to communicate the story of Hopedale through town artifacts.

The Blackstone River Valley National Historical Park emphasizes the Village Historic District by offering a Self-Guided Walking Tour and a passport stamp.

The Bancroft Memorial Library, The Ledges (historical home), Unitarian Church, and Town Hall all exist as cultural and historic destinations.

Hopedale should utilize additional Local Historical districts to prevent inappropriate alterations to historically significant buildings, and a demolition delay ordinance to prevent bulldozing without adequate review.

Additionally, Hopedale should educate property owners on the benefits of Preservation Restrictions & utilize local Community Preservation funds as a resource for historic preservation.

Hopedale should consider initiatives such as guided community tours, self-guided walking tours, and farmers' markets to attract visitors and build appreciation for the local history and culture.

The Town should also develop a publicly accessible inventory of the Town's resources and utilize wayfinding signage/placemaking projects to promote the community's rich heritage.

The Town should encourage coordination between preservation groups and partner with regional organizations in order to maintain the current resources and preserve the history of Hopedale.

Cultural & Historic Resources Goals

Goal 1

Utilize protective zoning, regulatory, and legislative tools to **preserve and maintain** Town-owned and, optionally, privately-owned historic assets.

Goal 2

Provide adequate **cultural opportunities** for Hopedale residents and visitors of all ages and abilities.

Goal 3

Support strong **connections among** Hopedale's arts, culture, historic and **business communities** through efficient communication and coordination.



Transportation

Hopedale prioritizes pedestrian and biking infrastructure in addition to improving road conditions.

Hopedale's lack of public transit and small-town character mean that the dominant mode of transportation in Town is by car. The Town has access to two state highways: Rte. 16 and Rte. 140.

Hopedale is a member community of the Metro West Regional Transit Authority; however, the MWRTA only offers paratransit service.

In 2020, Hopedale contained 15.9 miles of sidewalks and 124 ramps on federal aid-eligible roads. CMRPC estimates a backlog of \$1,072,064 for sidewalk repair and \$129,300 for ramp repair. The Hopedale Select Board adopted a Complete Streets Policy to focus on pedestrian mobility.

Two Hopedale schools are listed as "Safe Routes to School" partners, making them eligible for funding for safety improvements including signage, road striping, and sidewalk reconstruction.

Respondents to the Master Plan survey indicated a desire for improved and expanded sidewalks, as well as safe areas for bicycling.

Hopedale should establish an asset condition survey program for town owned assets to best improve state-owned and maintained roads.

The Town should provide a network of adequately maintained sidewalks, pedestrian crossings, and bicycle facilities, improve areas with high numbers of vehicular accidents, and support improvements to at-grade-rail crossings.

Hopedale should improve transit access for local and regional trips by partnering with the MWRTA, strengthen connections within and proximate to downtown Hopedale, and reduce conflicts with large commercial vehicles.

The Town should prioritize emerging transportation technology for infrastructure by developing electric vehicle charging stations, biking accommodations, and rideshare.

Transportation Goals

Goal 1

Maintain and enhance the **condition** of Hopedale's transportation network.

Goal 2

Maintain and enhance the **safety** of Hopedale's transportation network.

Goal 3

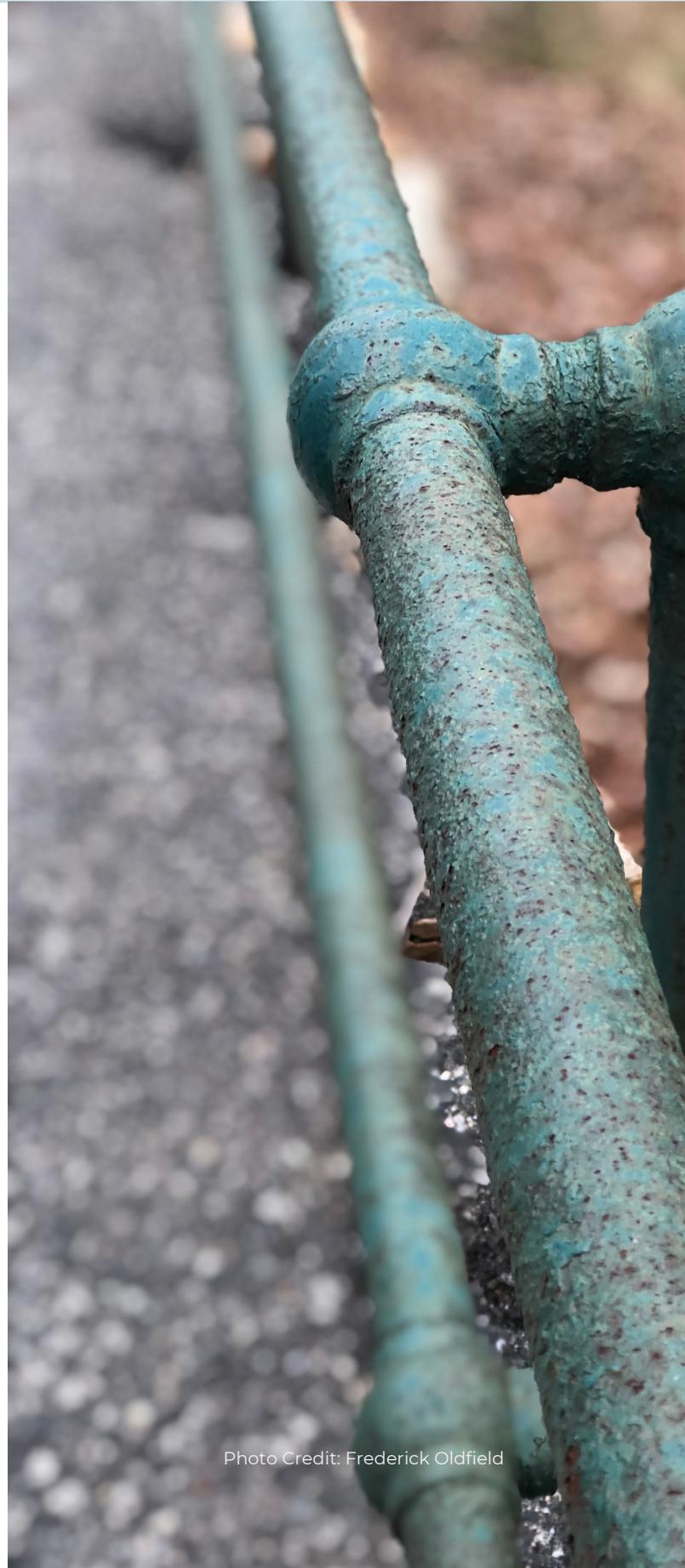
Improve **multimodal transportation access** to better provide local and regional connectivity.

Goal 4

Plan for **emerging transportation technology**.

Goal 5

Enhance the **interconnectivity and circulation** within Hopedale center.



Town Services & Facilities

The Town of Hopedale provides services and facilities to improve the quality of life for all residents.

Today, the services and facilities once provided by the Draper Corporation are the domain of local government. These town resources, including roadways, water and sewer infrastructure, and community facilities are the most visible representation of local government.

Hopedale boasts three schools, the Bancroft Memorial Library, the Senior Center, Police & Fire departments, and numerous parks and facilities including Hopedale Town Park, the Parklands, and Bath House.

The Highway Department, Water and Sewer Department, and Park Commission serve Hopedale residents.

Hopedale residents have expressed value in increasing business growth in town, improvements to the water supply, increasing recreational opportunities, and more walkable areas.



The Town should improve Town Hall conditions by adding an elevator, a new heating system, and additional office space on the second floor.

The Bancroft Library should be utilized for more indoor and outdoor programming.

In the future, the Council on Aging will require additional staff and new space to accommodate an increasing senior population.

The School Department has stated that two of the three schools are at full capacity. A discussion of future space needs should be initiated sooner rather than later.

The Town water supply comes from ground water supply, with a demand currently far greater than the capacity. Without additional water sources and storage, the water department will not be able to support the current water demands or future development.

Many such facilities improvements can be funded through Green Communities competitive grants.

Town Services & Facilities Goals

Goal 1

Strengthen the Town's financial position so that funding is available for necessary services and facilities.

Goal 2

Provide quality facilities and services to meet current and future needs.

Goal 3

Meet the town's transportation needs to ensure optimal mobility in town.

Goal 4

Provide high-quality parks facilities that are accessible to all residents.



Town Services & Facilities Goals Continued

Goal 5

Provide social, recreational, and cultural opportunities that enhance the quality of life for Hopedale residents of all ages and incomes.

Goal 6

Improve the safety, resiliency, and sustainability of town operations.

Goal 7

Improve the town's water and sewer systems to meet current and future demands.

Goal 8

Improve the functioning of local government.



Introduction

In 2020, the Town of Hopedale launched a collaborative effort to publish Hopedale's first Master Plan. Hopedale residents converged in October of 2020 to form the Hopedale Master Plan Steering Committee. The Committee embarked on a community-driven planning process facilitated by the Central Massachusetts Regional Planning Commission (CMRPC). From October 2020 through October 2022, the Committee, Hopedale residents, and CMRPC worked to create a new, long-term strategic comprehensive plan for the Town.

Included in the Master Plan are nine core elements, which are prescribed by Massachusetts Law:

- Goals and Policies Statement
- Housing
- Land Use
- Economic Development
- Open Space, Recreation, and Natural Resources
- Cultural and Historic Resources
- Circulation (i.e., Transportation)
- Services and Facilities
- Implementation Program

The 2022 Hopedale Master Plan provides concrete goals, strategies, and action items to help inform policies and investments for the next 10-20 years. Its recommendations align with a common vision based on residents' stated preferences, needs, and hopes for the future of their town.

These core topics are cross-cutting. The respective chapters examine issues traditionally associated with each topic, as well as how the topics and subtopics impact each other. The end of each chapter contains a summary of the thematic goals and recommendations.

The Implementation Matrix is located at the end of the Master Plan. An Implementation Matrix is a comprehensive action plan designed to help the Town bring the plan recommendations to fruition. It identifies priorities, timetables, and resources the Town can use to achieve all the projects outlined in the plan.

What is a Master Plan?

A Master Plan is a document that describes the collective intentions of residents of a community.

It shares how residents would like their town to be viewed, how they would like it to operate, what infrastructure they would like to see in the future, and how they would like **the town to develop its economy and society**. This plan can be used to **guide town leadership and voters** at Town Meetings when they make decisions regarding spending, infrastructure projects, and zoning bylaws.

Master plans are not monolithic. They include **goals and recommendations** from different topical areas, with varying timelines and requirements for implementation. These goals and action items are interconnected and can often be implemented concurrently.

Importantly, Master Plans do not create, mandate, or implement anything. They are a **roadmap** based on conditions, preferences, and information at the time of plan publication. Conditions, preferences, and what we know about the issues will evolve over the lifespan of the Master Plan.

Why does Hopedale need a Master Plan?

Massachusetts General Law 41, Section 81D requires planning boards to prepare Master Plans for communities they serve. These Master Plans need to be regularly updated to keep up to date with changes in the communities which they are about. Hopedale took initial steps to develop a Master Plan in 2009, but did not finalize or implement the plan. As Hopedale has changed in a variety of ways since 2009, it is vital to **update goals and action items from the 2009 plan** and draft new ones so that a vision provided in this Plan is fit for these times.

How was the Master Plan created?

The 2022 Master Plan synthesizes community input, local data and trends, and best planning practices to provide a custom roadmap for the next 10-20 years. Led by the Master Plan Steering Committee with guidance from public consultants, the town undertook a robust engagement process. The community engagement campaign included continual as well as targeted opportunities for residents to provide feedback on their needs, concerns, hopes, and visions for the Town.

A dedicated Master Plan project website served as a repository for updates and information. The team also created social media pages to keep the public apprised of developments, engagement opportunities, and findings. They used a wide variety of additional platforms to raise awareness and encourage participation in the planning process, from electronic road signs to town website banners, to lawn signs and print flyers. Press releases helped generate attention in local news outlets, and Steering Committee members promoted the planning process on radio stations and through local cable access television.

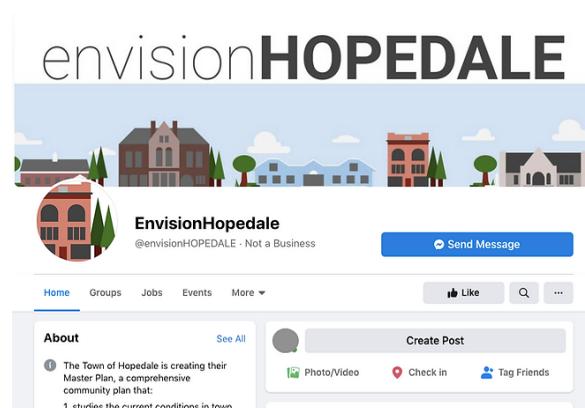
The use of many outreach tools facilitated participation in the three surveys, visioning workshop, goals and objectives workshop, and monthly public steering committee meetings.



The team used multiple outreach methods to promote the Visioning Workshop and other engagement opportunities. Social media and print flyers (shown above) are just a few tools to raise awareness of the process.



At a remote Visioning Workshop, the Steering Committee facilitated breakout rooms to solicit input from residents about community needs and challenges, and their vision for the town.



A dedicated project website served as a central point for all information. Social media pages such as Facebook (shown above) complemented and drove traffic to the website.

Vision Statement

Vision Statements are an important aspect of Master Plans. They highlight a Town's core values and goals, and provide insight into the Town's character. This Vision Statement served as the foundation for the Master Plan. The goals and recommendations contained within the Plan were designed to advance this common vision for our community:

The Town of Hopedale's vision is to **preserve our small-town character** in each stage of development.

Hopedale will balance its past with the importance of looking to the future while being open to **new economic opportunities**, maintaining **community services**, advancing our **school system**, improving the **parks and recreational facilities**, creating a walkable and **vibrant downtown**, and protecting Hopedale's historic **architecture**.

We will accomplish our vision through a partnership between community and local leaders.

Public input strongly informed the above vision for Hopedale, as well as the subsequent goals and objectives that are the foundation of this plan. This input was considered alongside data on local, regional, and state conditions and trends, existing conditions insights provided by local subject matter experts and staff, best practices in planning, and Massachusetts General Law to create custom strategies for the Town.

Community Profile

Hopedale is a town in Worcester County, Massachusetts adjacent to Milford, Upton, Mendon, and Bellingham. The Town is 20 miles southeast of Worcester and 25 miles southwest of Boston. Just over 6,000 residents, Hopedale boasts excellent schools and close proximity to Route 495 and the Mass Pike (I-90). The Town is extremely rich in history within the Blackstone Valley, an area of Massachusetts known for its role in the Industrial Revolution that took place at the turn of the last century.

Hopedale positioned itself as a small but mighty factory town in the nineteenth century. George and Ebenezer Draper, followers of famed orator Reverend Adin Ballou, created a lucrative textile business that became the country's largest producer of machinery for textile mills. The Drapers transformed Hopedale into a planned company town rooted in the ideologies of Ballou's Christian utopian community.



Unlike worker housing elsewhere, the Drapers constructed high quality duplexes and tree-lined roads, invested in public infrastructure, schools, and community parks. Although Hopedale's peak manufacturing era ended in the 1970s and 1980s with the closure of the Draper Corporation, the factory's social and economic impact is visible today through the Town's open spaces, housing stock, and its Town Center.

Key Facts

The Town's population is 6,017 (2020). Population projections expect the town to reach 6,309 residents by the year 2040. Akin to many small Massachusetts towns, Hopedale's median age is steadily increasing, currently at 45 years (2019). Hopedale's median household income (MHI) is \$108,294, which is significantly higher than Worcester County and Massachusetts' MHI.



Hopedale's land area is small enough so that there is not much variation in its topography. There are two river systems that link all of the water resources in Hopedale, the Mill River and the Charles River. Hopedale is home to bountiful open space, including the Town Park, the Parklands, Hopedale Pond & Beach, and more.

Residents with at least a Bachelor's degree make up 49.6 percent of Hopedale's population between 25 and 64, compared to 38.7 percent of Worcester County's 25-64 population. Roughly 80% of Hopedale's tax base is residential, eight percent is commercial, six percent industrial, and five percent personal property. Hopedale is home to a small group of smaller-scale businesses as well as several large industrial employers. Hopedale residents enjoy a rich inventory of historical resources, including Bancroft Memorial Library, the Hopedale Bandstand, the Adin Ballou Memorial Statue, and the Little Red Shop. Hopedale's first and only Local Historic District (LHD) is the Little Red Shop, located at 12 Hopedale Street.

Single-family residential parcels are the largest land use, as would be expected for a primarily residential community like Hopedale. However, this use takes up less than one third of Hopedale's land area, which is unusual for a primarily residential town. Commercial uses have played a smaller role in Hopedale's development, concentrating in the south of Town, along Route 140, with another handful at the intersection of Hopedale Street and Route 16 in the center of town.

Prior Planning Efforts

Prior planning efforts are referenced throughout this Master Plan as a historical reference and evidence for future goals. The application of prior plans is explained at the beginning of each chapter:

- **2004:** Hopedale Community Development Plan
- **2007:** Hopedale Reconnaissance Report (*Massachusetts Heritage Landscape Inventory Program*)
- **2007:** Hopedale Master Plan (*draft*)
- **2012:** Blackstone Valley Prioritization Project (*Identifies Priority Development Areas*)
- **2017:** Hopedale Community Development Strategy (*Joint grant with the Town of Bellingham for housing rehabilitation through the state's Community Development Block Grant (CDBG) application.*)
- **2021:** Municipal Vulnerability Preparedness
- **2022:** Open Space and Recreation Plan

Population and Housing

Introduction

This section focuses on housing and population in the Town of Hopedale, looking at population growth, housing unit development, affordability, and other demographic and market trends. Analysis of demographic and housing market trends is important to the other topics in this master plan as housing and population growth have ripple effects on areas from land use to capital expenditures. A careful examination of population and housing data will provide the community with a full understanding of the potential impacts of future development.

This chapter will analyze the current demographics, housing stock, market trends, issues and opportunities facing Hopedale. It will conclude with a discussion of goals and possible actions for the Town to pursue to achieve their stated goals.

State, Regional, and Local Trends

The Commonwealth has identified a need to aggressively pursue housing development to meet the demands of population growth. The recent Department of Housing and Community Development (DHCD) Housing Choice program set a goal of producing 17,000 new housing units statewide per year between 2017 and 2025. Recent analysis shows that the Commonwealth needs to produce around 500,000 new housing units by 2040 to “maintain the existing levels of employment without accommodating any significant job growth” (Massachusetts Housing Partnership, 2019). This means that housing production will continue to be a key challenge facing Massachusetts and the Town of Hopedale for the next several years. The COVID-19 crisis has created other challenges in achieving this goal in that employment has changed drastically at least for the time being. Many people are working from home and others are no longer employed. If people continue to work from home, their housing needs may likely change. Recent record increases in home values and supply chain issues are also impacting housing production. The following population and housing trends support the finding of housing needs and will inform the recommendations of this chapter.

Summary of Key Population Trends

- The Hopedale population has seen a slight increase since 2000.
- The elderly population has realized a sharp increase in population, and the young family and pre-school groups have realized a decrease in population.
- Healthy aging issues will become increasingly salient as Hopedale’s population of retirement-aged residents continues to grow.
- Along with the decrease in the young family and pre-school groups, Hopedale Public Schools has seen a decrease in enrollment.

Summary of Key Housing Trends

- Hopedale is a small town with limited land available for development as most available land has either

been preserved or built out. The Town will need to compile a list of potential sites for housing development.

- Multi-family property is being developed at a slower rate. The limited supply of rental units is likely driving up prices for existing units and cost-burdening existing residents.
- Hopedale's limited inventory of housing and high cost of living is failing to bridge the affordability gap for owners and renters.
- Redevelopment of the Draper Factory site will provide the greatest opportunity for building new housing.
- Accessory dwelling units (ADUs) may provide additional options for generating affordable housing units. They can also provide a way for multi-generational families to live in proximity. With family nearby to help care for elderly or disabled family members, ADUs can allow these individuals to remain in their homes longer. These units can also provide housing for individuals with significant debt such as emerging college graduates. A recent internet search indicated that there are more short-term rentals available in Hopedale than are long-term rentals. Some property owners may have elected to rent their properties as short-term rentals rather than long-term thereby reducing the amount of long-term rental units available for residents.

Summary of Key Market Trends

- Housing unit development has largely recovered from the 2008 housing crisis with new unit growth coming within a few percentage points of pre-recession demand as of 2020. Current conditions include a very low inventory of existing homes for sale with high demand, resulting in increased prices.
- Due to COVID-19, it is possible that people may continue working remotely and elect to relocate outside of employment centers such as the Boston region to attractive and more affordable suburban areas. As a result, it is possible that Hopedale could experience a high demand for housing in the coming years.
- Development in Hopedale has been limited in recent years, but the majority of new development is in single-family detached housing units which account for more than 79 percent of the total new structures added since 2006.
- The high cost of housing combined with a low volume of available housing has precluded some from buying a home.
- The cost in the rental market has increased, largely in response to the increase in home values, the very low amount of available rental units, and the lack of new multi-family units.

Prior Planning and Engagement Efforts

As a small town, both in area and in population, Hopedale has had limited opportunities to engage in large-scale planning efforts. However, several plans and studies over the past couple of decades have laid out substantial visions for the Town's land use. The 2008 report by the Draper Complex Reuse Committee represents the most robust effort to date, produced with the cooperation of the Town, the owner of the Draper Factory, and outside consultants and featuring strong citizen participation including community meetings. Especially important for Hopedale in 2021 is the recommendation to increase water and sewer capacity at the Draper Factory site. With a large amount of development planned for the area, the Town will need to make sure that its infrastructure capacity is up to the task. Additional efforts include the Basic Housing Needs

Assessment for Hopedale¹ and the 2017 Community Development Plan.² Each of these is detailed below.

The Metropolitan Area Planning Council (MAPC) has completed housing needs assessments for communities in Massachusetts. The Basic Housing Needs Assessment for Hopedale, MA, completed in 2012, resulted in the following summary of findings and recommendations based on data that was available at that time.

- The total number of households in Hopedale is staying mostly stagnant.
- The senior population is expected to increase by approximately 75% in the next 10 years.
- Household sizes are expected to slightly decrease, from 2.66 in 2010 to 2.35 in 2030.
- The total number of households is expected to increase by 9 percent by 2030.
- Householders aged 30-60 and over are expected to decrease by approximately 14%.
- Householders aged 60 and over are expected to increase from 32% to 46% in 2030.
- Net housing demand is increasing by approximately 10% annually.
- While not apparent in the Hopedale housing analysis, the number of households is expected to increase faster than population growth as the size of households declines.
- 23% of all households qualify for affordable housing programs based on income.
 - 34% of households are cost-burdened (pay more than 30 percent of income for housing)
 - The percentage of households that are severely cost-burdened is 8.6 percent including 53% of renters and 29% of owners.
- There is an affordability gap which is an imbalance between the number of households by income level and the number of housing units affordable by income level. In Hopedale, the affordable housing is occupied by higher income households, thus creating a supply problem in affordable housing. Hopedale households at less than 50% of the Area Median Income (AMI), 50 to 80% AMI, and above 80% AMI, face affordability gaps of 190, -210, and 30, respectively. The positive gap indicates a shortage in affordable housing.
- The Comprehensive Permit Act (MGL 40B) allows developers to build more densely than municipal zoning laws allow if a proportion (20-25%) of the development is affordable. Affordable housing is defined at units that be purchased or rented by a household with 80% AMI.

The Hopedale Community Development Plan was completed by the Central Massachusetts Regional Planning Commission (CMRPC) and the Massachusetts Watershed Coalition in 2004 and later updated in 2017. It included topics such as history, housing stock, the regional economy, demographic trends, and the community's vision for its future. The plan was drafted after receiving public input on community priorities.

Some of the goals from the earlier plan include updating the Hopedale Master Plan, protecting Hopedale well fields using Zone II regulations, and redeveloping the Draper Factory Complex. It also called for strengthening the local capacity to assess development proposals to ensure that they contribute to sought-after solutions consistent with the Master Plan and Community Development Strategy. Further, the plan identified the need to increase affordable housing options for both rental and home-ownership units through adaptive re-use of existing properties.

¹ <http://www.housing.ma/hopedale/report>

² https://www.hopedale-ma.gov/sites/g/files/vyhlf711/F/uploads/master_plan_-_community_development_chapter.pdf

Existing Conditions

Population Characteristics

The following section provides an analysis of trends of population growth including population projections.

Historic and Projected Population Growth

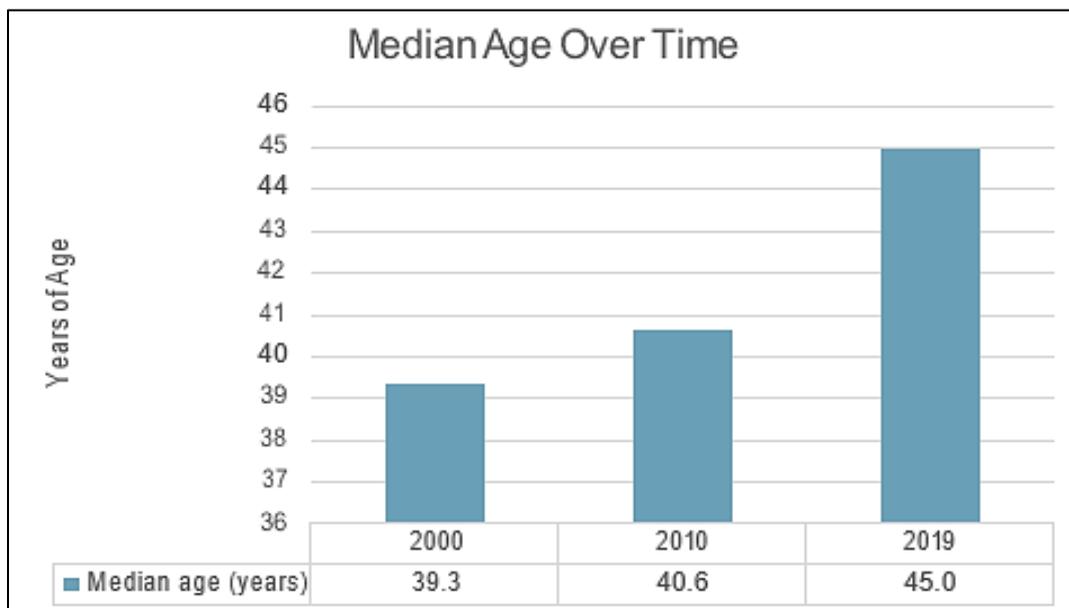
Between the 1940's and 1970's, the town experienced modest but consistent growth, remaining between approximately 3,000 and 4,000 residents. However, between 1970 and 1980 the population dropped sharply by 10%, likely because of changes to Draper Factory operations and residents needing to seek jobs elsewhere. The 1990 Census showed a population boom of 31% from 1980, reaching 5,666 residents in Hopedale. Since then, population growth has been limited, increasing 6% between 1990 and 2020. As of 2020, the town has 6,017 residents. Population projections expect the town to reach 6,309 residents by the year 2040.

Median Age

Median age of a community is a helpful indicator of how age distribution is changing over time. Akin to many small Massachusetts towns, Hopedale's median age is steadily increasing. The median age in Hopedale has increased from 39.3 years in 2000, to 40.6 years in 2010, to the most recent estimate of 45.0 years as of 2019 (Figure HP1). However, the 2019 estimate includes a margin of error, with the true value somewhere between 42.8 and 47.2 years (a margin of error of +/- 2.2 years).

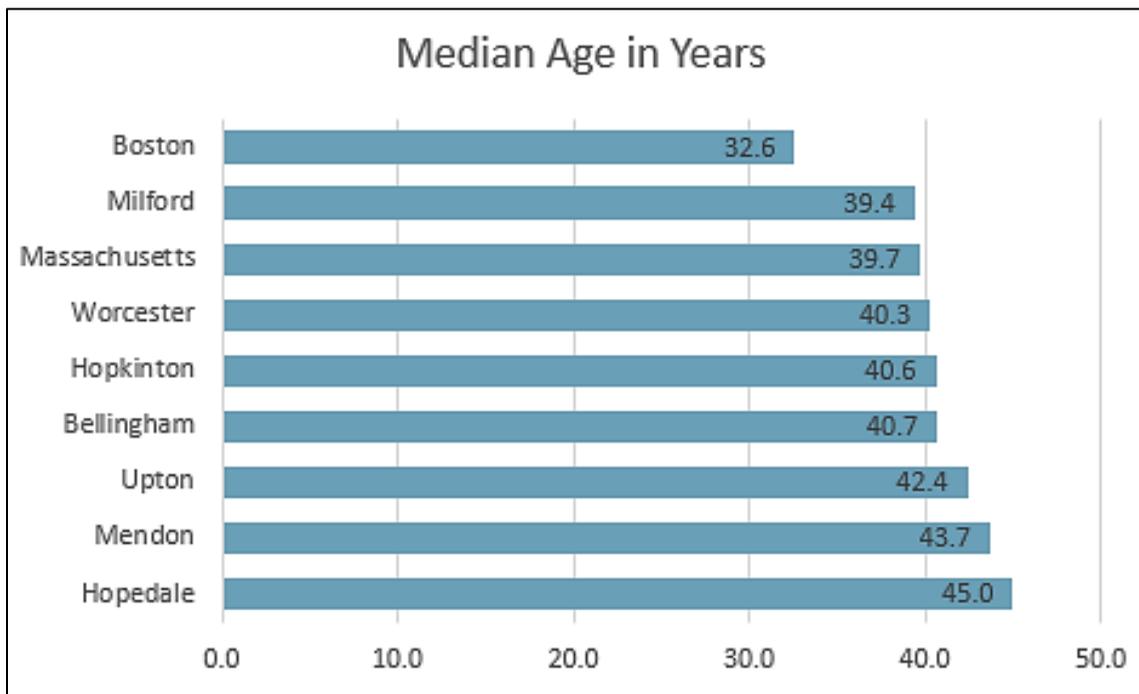
Figure HP2 shows the Median Age in 2019 comparing Hopedale with the surrounding communities. According to the ACS data, the median age in Hopedale is higher than surrounding communities and the state average. In comparison, the City of Worcester has a relatively young population with a median age of 40.3 years while the State of Massachusetts median age is even lower at 39.7 years.

Figure HP1: Median Age Over Time



Source: 2019 ACS 5-Year Estimates

Figure HP2: Median Age in Years



Source: US Census, ACS 2019 5-Year Estimates

Lifecycle Group

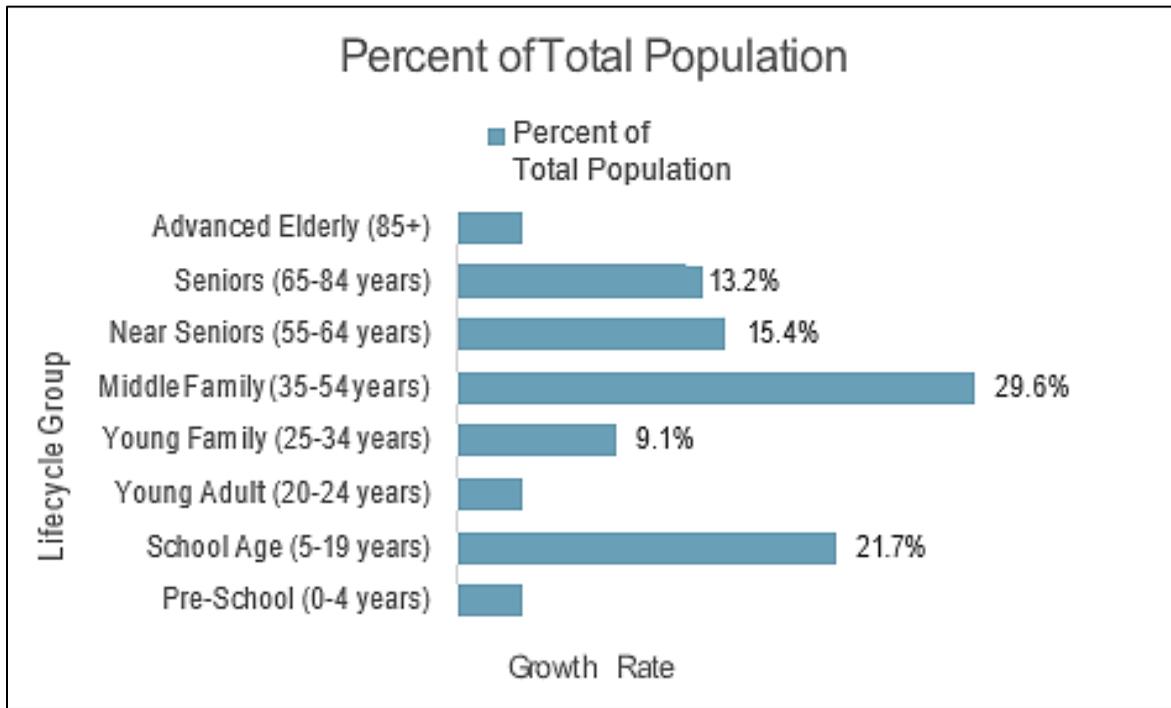
Lifecycle group refers to the age group categories typically used by the decennial census reports. Analyzing population change by lifecycle group can help contextualize the median age patterns previously discussed. Table HP1 and Figure HP3 summarize these trends for Hopedale. Since 2000, the largest decrease is in the Pre-School cohort that realized a 49.8 percent decrease in population followed by the Young Family cohort that realized a 24.3 percent loss in population. Given the correlation between the Young Family and Pre-School cohorts, it is expected that a change in one of these groups would impact the other. The Middle Family cohort saw a moderate loss of 11.5 percent. Collectively, the Young Adult and “Family” cohorts make up most of the main working-age population. While the Young Adult cohort saw a modest increase of 5.2 percent, the “Family” cohorts both decreased from moderately to significantly.

The Near Seniors realized a significant increase of 108.2 percent since 2000. The Advanced Elderly cohort saw a 63.4 percent increase in population. From this data, the Hopedale population has been trending to an older population. This suggests that the existing housing in Hopedale may be more readily available to the more financially established households, leaving the younger, less established households locked out of the market. While these growth rates may at first seem alarming, it is important to put that number into the context of share of the total population. Figure HP3 shows the percentage of the Lifecycle Groups as a share of the total population. While the growth rate for Advanced Elderly increased by 63.4 percent (Table HP1), this group comprised just 3.9 percent of the total population.

Table HP1: Lifecycle Groups				
Lifecycle Group	2000	2010	2019	Growth Rate
Pre-School (0-4 years)	428	323	215	-49.8%
School Age (5-19 years)	1,228	1,314	1,291	5.1%
Young Adult (20-24 years)	192	239	202	5.2%
Young Family (25-34 years)	715	501	541	-24.3%
Middle Family (35-54 years)	1,990	2,012	1,762	-11.5%
Near Seniors (55-64 years)	441	719	918	108.2%
Seniors (65-84 years)	771	621	786	1.9%
Advanced Elderly (85+)	142	182	232	63.4%
Population Total	5,907	5,911	5,947	

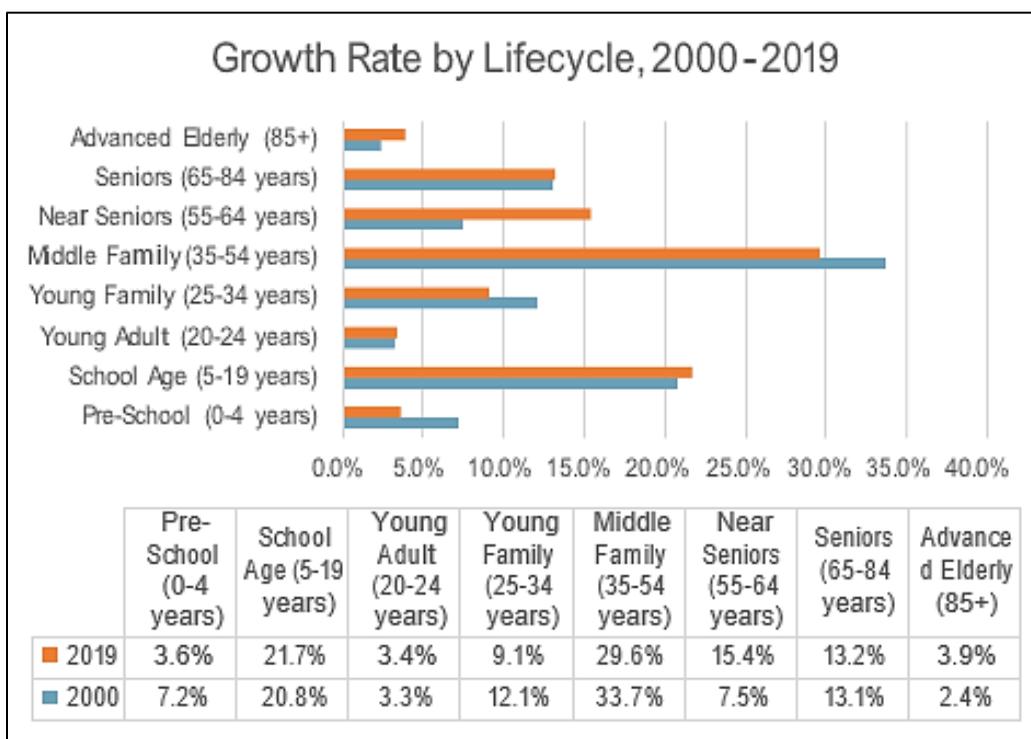
Source: U.S. Census Bureau 2000, 2010; ACS 5-Year Estimates 2015-2019

Figure HP3: Lifecycle Groups as a Percent of Population



Source: ACS 5-Year Estimates 2015-2019

Figure HP4: Growth Rate by Lifecycle



Source: US Census Bureau 2000; ACS 5-Year Estimates 2015-2019

Cohort Data from American Community Survey

Figure HP4 shows the percentage of the total population by lifecycle group in 2019. Compared to 2000, some groups show a loss of population while others have increased as was indicated in the previous section. There are many factors that may be contributing to the apparent increase in older residents and the decrease in Young Families and the Pre-School group. First, ACS data is not a hard count, but an estimate based on inferences from the larger statistical area of which Hopedale is a part. This introduces a potentially significant margin for error. Beyond this, simple attrition may be a contributing factor. As time passes, individuals naturally age out of one cohort and occupy another. Thus, a drop in one cohort often translates into gains for another cohort. This may not be the case in Hopedale as the gains in the Near Senior cohort are not enough to account for all the movement. There are likely a combination of factors that have resulted in the changes including aging out of one cohort as well as the availability of housing stock.

Household Composition

Household composition can be a key indicator of potential future housing need. Table HP2 shows the breakdown of households by family type. There was a slight increase in the total number of family households during the census period of 2000-2010 but there was a slight drop in the census period of 2010-2019. During the same periods, there was a marked decrease in family households with children under 18 years, in those with a householder living alone, and with elderly single-person households. Non-family households also saw a moderate decrease. Household size and family size each saw slight increases at 3.7 percent and 2.2 percent respectively.

Table HP2: Households by Household Type							
	2000		2010		2019		Change 2000-2019
	Number	Percent	Number	Percent	Number	Percent	
Population	5,907	100%	5,911	100%	6,017*	100%	1.8%
Households	2,230	100%	2,115	100%	2,181	100%	-2.2%
Family Households	1,578	70.8%	1,641	27.8%	1,569	71.9%	-0.6%
Family households with children under 18 years	833	37.4%	706	33.4%	739	33.8%	-12.7%
Non-family Households	652	29.2%	474	22.4%	612	28.1%	-6.5%
Householder living alone	576	25.8%	423	20.0%	508	23.3%	-13.4%
Elderly single-person households	308	13.8%	212	10.0%	282	12.9%	-9.2%
Median Age	39.3	(X)	40.6	(X)	44.6	(X)	11.8%
Average household size	2.59	(X)	2.56	(X)	2.69	(X)	3.7%
Average family size	3.16	(X)	2.93	(X)	3.23	(X)	2.2%
*2020 Census Sources: U.S. Census Bureau 2000. American Community Survey 5-Year Estimates 2015-2019 Note: Sub-categories in this table have been selected and extracted from the full Census dataset							

Race and Ethnicity

Table HP3 shows the racial and ethnic breakdown of the population in Hopedale. From this information, one can ascertain that the Town is primarily white. Of the identified groups, the second most populous is Hispanic or Latino at 4.4 percent, followed by Asian at 1.8 percent. A total of 6.1 percent of the Hopedale population is two or more races. Since 2000, the white population and the population of one race have decreased. The most notable increases were with the Hispanic or Latino population and with those of two or more races. The 2000 decennial Census indicates that the population of 5,907 residents, 1,127 were of English descent, 1,573 were Irish, and 1,566 were Italian. The 2019 ACS estimate shows that of the Hispanic or Latino population, 81 percent are Puerto Rican. It does not provide a breakdown for the Asian population. Of those who are two or more races, 53.4 percent are white and Black or African American, and 11.3 percent are white and Asian. In Hopedale, 94.3 percent of residents speak English only whereas in Worcester County, 76.8 percent speak English only. Of the languages identified in the 2019 ACS estimates, Asian languages are spoken most by 3.3 percent of the population. In contrast, Spanish is the most spoken language in Worcester County at 9.9 percent (Table HP4).

Table HP3: Race of Population					
	2000 Population	2010 Percent	2019 Population	2019 Percent	Percent Change
Total Population:	5,907	100.0%	6,017	100.0%	
Population of one race:	5,867	99.3%	5,651	93.9%	-5.4%
White alone	5,761	97.5%	5,342	88.8%	-8.7%
Black or African American alone	33	0.6%	51	0.8%	0.3%
American Indian and Alaska Native alone	1	0.02%	13	0.2%	0.2%
Asian alone	42	0.7%	106	1.8%	1.1%
Native Hawaiian and Other Pacific Islander alone	0	0.0%	0	0.0%	0.0%
Some Other Race alone	30	0.5%	139	2.3%	1.8%
Population of two or more races:	40	0.7%	366	6.1%	5.4%
Hispanic or Latino	73	1.2%	264	4.4%	3.2%

Source: American Community Survey 5-Year Estimates 2015-2019

Table HP4: Languages Spoken				
Language Spoken	2019 Hopedale Population	Percent	2019 Worcester County Population	Percent
Population over 5 years of age	5732	100.0%	786,430	100.0%
Speaks English only	5408	94.3%	603,590	76.8%
Speaks language other than English	324	5.7%	182,840	23.2%
Spanish	96	1.7%	77,887	9.9%
Other Indo-European languages	190	3.3%	63,955	8.1%
Asian and Pacific Island languages	27	0.5%	24,594	3.1%
Other languages	11	0.2%	16,404	2.1%

Source: 2019 ACS 5-Year Estimates

Educational Attainment

Education attainment is one of the greatest factors in determining employment and wealth, particularly now that high school education is the minimum requirement to obtain a job in most industries. The most recent American Community Survey (ACS) estimates that 94.6 percent of Hopedale residents hold a high school degree or higher, whereas the state and county have educational attainment rates closer to 91 percent (Table HP5). Hopedale residents with a bachelor's degree or greater (43.3%) is higher than Worcester County (35.9%) but comparable to Massachusetts (43.7%). Of the working age population totaling 4,707 Hopedale residents in 2019, 67.2 percent were participating in the labor force, a rate on par with the state and slightly higher than the county. Based on educational attainment rates in the town, many Hopedale residents are well-positioned to hold high-paying professional jobs.

	Population 25 Years and Over	Percent high school graduate or higher	Percent Bachelor's degree or higher	Less than 9th grade	9 th to 12 th grade, no diploma	High school graduate (includes equivalency)	Some college, no degree	Associate's degree	Bachelor's degree	Graduate or Professional Degree
Hopedale	4,239	94.6%	43.3%	1.4%	4.0%	22.4%	17.6%	11.3%	30.7%	12.6%
Worcester County	568,517	90.7%	35.9%	3.2%	6.1%	27.8%	17.5%	9.1%	22.0%	14.4%
Massachusetts	4,781,683	90.8%	43.7%	4.4%	4.9%	24.0%	15.4%	7.6%	24.1%	19.6%

Source: American Community Survey 5-Year Estimates 2015-2019

School Enrollment

Hopedale is a unique small town as its public school system is not regionalized with neighboring communities, a quality that has added to the attraction of Hopedale for many families in town. Hopedale Elementary School covers Kindergarten through Grade 6 while Hopedale Junior Senior High School represents grades 7 through 12. While enrollments in school districts naturally fluctuate year to year, the overall trend of elementary school enrollment in Hopedale has been a consistent decrease in number of students nearly each year. Despite a few upticks in elementary school enrollment over the last two decades, since 2002 the elementary school has gradually been declining in enrollment by an average of -1.2% per year.

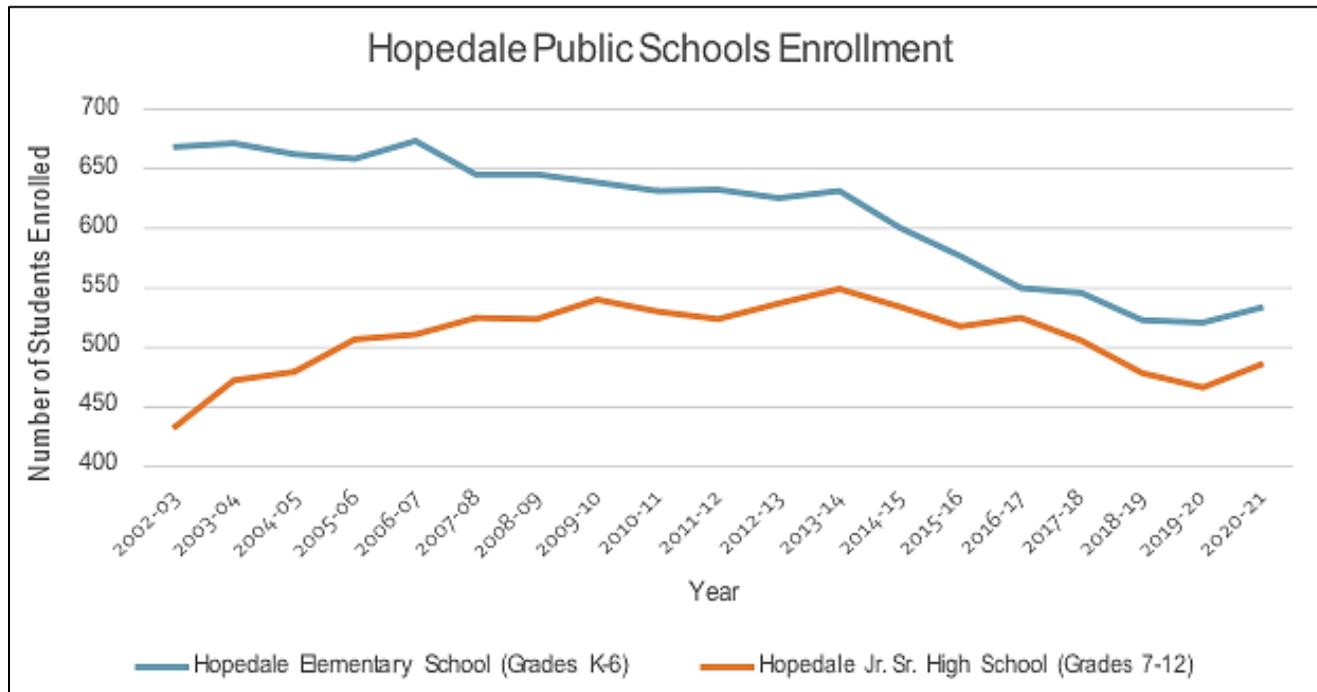
Hopedale Junior Senior High School has experienced a less consistent pattern of annual enrollment fluctuations, but overall has had more growth compared to the elementary school. Between the 2002-2003 and 2013-2014 school years, the Junior/Senior High School experienced a growth of 116 students (+21%) while the Elementary School experienced a loss of 37 students (-6%) (Table HP6). Since 2013, both the elementary school and junior/senior high school have had a gradual and consistent decrease in student enrollment (Figure HP5). These changes are reflected in the changing age cohorts previously presented.

While many are concerned with the additional costs to the community that new students bring in, declining enrollments can have a substantial negative impact on a town's financial health. It is a possibility that the pandemic-driven shift to remote learning may contribute to a continued drop in public school enrollment, particularly for younger students. Parents may opt into home schooling options for their children, particularly since many workplaces are allowing greater flexibility for work-from-home.

Table HP6: Hopedale Public School Enrollment					
	Hopedale Elementary School (Grades K-6)			Hopedale Jr. Sr. High School (Grades 7-12)	
Year	Count	Change	% Change	Count	% Change
2002-03	668			432	
2003-04	671	3	0.4%	472	8.5%
2004-05	662	-9	-1.3%	479	1.5%
2005-06	658	-4	-0.6%	506	5.3%
2006-07	673	15	2.3%	510	0.8%
2007-08	645	-28	-4.2%	524	2.7%
2008-09	645	0	0.0%	523	-0.2%
2009-10	638	-7	-1.1%	539	3.0%
2010-11	631	-7	-1.1%	529	-1.9%
2011-12	632	1	0.2%	523	-1.1%
2012-13	625	-7	-1.1%	536	2.4%
2013-14	631	6	1.0%	548	2.2%
2014-15	600	-31	-4.9%	533	-2.8%
2015-16	576	-24	-4.0%	517	-3.1%
2016-17	549	-27	-4.7%	524	1.3%
2017-18	545	-4	-0.7%	505	-3.8%
2018-19	522	-23	-4.2%	478	-5.6%
2019-20	520	-2	-0.4%	466	-2.6%
2020-21	533	13	2.5%	486	4.1%
2010 to 2020	-98		-16%		
Average 2010 to 2020	(9.55)		-1.6%		
Average percent change 2002-2020			-1.2%		0.6%

Source: Massachusetts Department of Elementary and Secondary Education, Enrollment Data

Figure HP5: Public Schools Enrollment



Source: Massachusetts Department of Elementary and Secondary Education, Enrollment Data

Income

Household income is a factor that directly influences the ability of residents to pay for housing costs including rent, mortgage, utilities, condominium fees, homeowners association fees, property taxes, interest, etc. The widely accepted rule of thumb is that residents should not be paying more than 30% of their gross monthly income on housing costs, in order to have enough money left over to afford everyday expenses like food and transportation. Household income also influences the capacity of residents to support their families, local businesses, and town services.

The median household income in Hopedale is \$108,294 as of 2019 (Table HP7), while two-thirds of households earn an income of greater than \$75,000 per year, and 13 percent of households earn over \$200,000 annually.

Table HP7: Median Household Income	
Area	Median Household Income
Hopedale	\$108,294
Worcester County	\$74,679
Massachusetts	\$81,215

Source: American Community Survey 5-Year Estimates 2015-2019

The Hopedale population that is living below the poverty level is low at 4 percent (Table HP8). Neighboring communities of Mendon and Upton are very low at 1.2 percent and 2.5 percent respectively. The poverty level in neighboring Bellingham is also low at 3.2 percent in comparison to Worcester County (10.1%) and Massachusetts (10.3%).

Table HP8: Poverty Level	
Community/ Area	Population Below Poverty Level
Bellingham	3.2%
Hopedale	4.0%
Mendon	1.2%
Milford	10.1%
Upton	2.5%
Worcester County	10.1%
Massachusetts	10.3%
<i>Source: American Community Survey 5-Year Estimates 2015-2019</i>	

Housing Characteristics

The quantity of inventory, age, and other characteristics play an important role in in- migration and population growth. The analysis will cover current and projected housing units, market trends, consumer trends, and affordability metrics, as well as Hopedale’s subsidized housing inventory and status of compliance with Massachusetts General Law (M.G.L.) Chapter 40B (The Comprehensive Permit Law).

Housing Types and Tenure

The 2000 U.S. Census showed that there were 2,240 occupied housing units in Hopedale. Between 2000 and 2019, the total number of housing units decreased by 0.6 percent, representing a loss of 14 units (Table HP9). A reason for this seeming reduction in housing units may be due to the margin of error for the 2019 5-Year ACS Estimate. When available, the 2020 Decennial Census figures should be compared. Most of the housing units (66.4%) are single-family detached units while 17.7 percent are single-family attached (TableHP10). Just 15.8 percent of housing units are considered multi-family. Owner-occupancy in Hopedale increased by 5.1 percent while renter-occupied units decreased markedly by 30 percent. While it appears that there is an anomaly in the U.S. Census and ACS data that includes a 91.8 percent increase in the number of vacant housing units while also indicating a 100 percent decrease in vacancy rate for both owner- and renter-occupied units, it is important to note that the ACS estimate includes a high margin of error. A vacancy rate between 4 percent and 6 percent is typically considered healthy in that supply is close enough to demand to keep prices relatively stable. The lack of supply of both owner- and renter-occupied housing is not balanced and has contributed to an increase in demand and in asking price for purchasing and renting homes. Rental housing is discussed in greater detail later in this chapter.

	2000	2010	2019	Percent change 2000-2019	Margin of Error
Total housing units	2,289	2,115	2,275	-0.6%	+/- 117
Occupied housing units	2,240	2,115	2,181	-2.6%	+/- 105
Owner-occupied units	1,747	1,831	1,836	5.1%	+/- 132
Renter-occupied units	493	284	345	-30.0%	+/- 102
Vacant housing units	49	0	94	91.8%	+/- 63
Homeowner vacancy rate	0.30%	0.00%	0.0%	-100.0%	+/- 1.9
Rental vacancy rate	2.40%	0.00%	0.0%	-100.0%	+/- 9.6
Average household size of owner-occupied unit	2.70	2.62	2.67	-1.1%	+/- 0.13
Average household size of renter-occupied unit	2.16	2.18	2.79	22.6%	+/- 0.53

Source: U.S. Census Bureau 2000, 2010, American Community Survey 5-Year Estimates 2015-2019

Units in Structure	Housing Units	Percent of Total
Total Housing Units	2,275	100%
1-unit, detached	1,510	66.4%
1-unit, attached	403	17.7%
2 units	201	8.8%
3 or 4 units	73	3.2%
5 to 9 units	53	2.3%
10 to 19 units	0	0.0%
20 or more units	35	1.5%
Mobile home	0	0.0%
Boat, RV, van, etc.	0	0.0%

Source: American Community Survey 5-Year Estimates 2015-2019

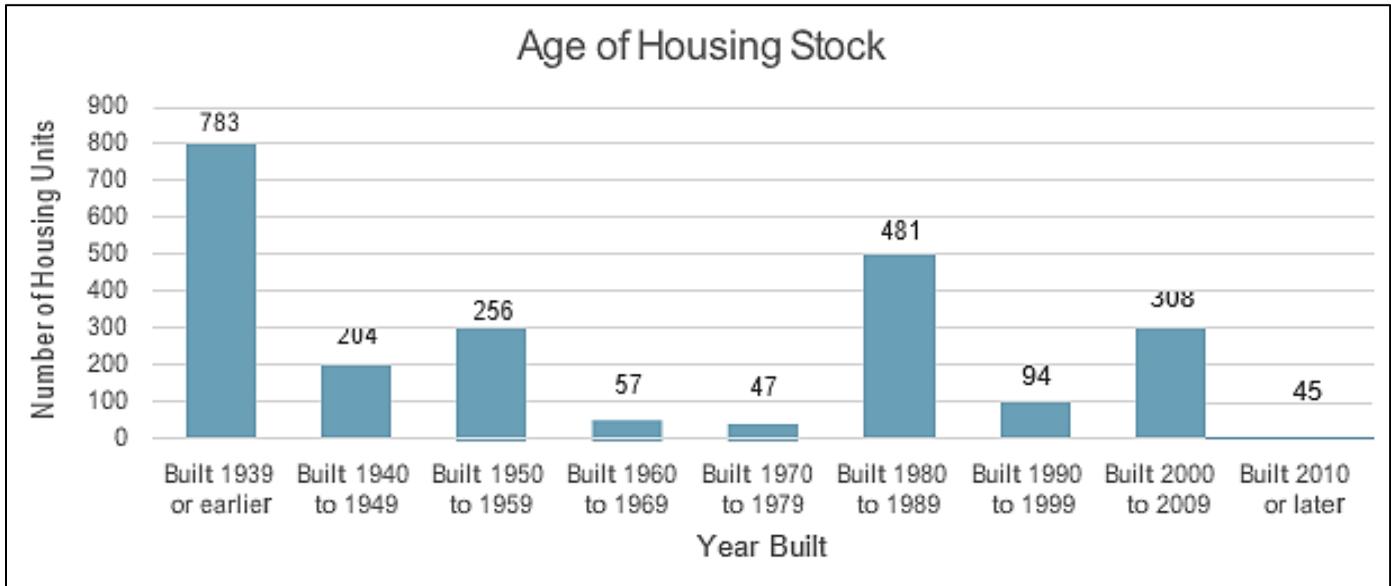
Age of Housing Stock

Nearly 61 percent of the housing stock of Hopedale was built prior to 1980. Approximately 21 percent was built from 1980 to 1989, and 13.5 percent was built from 2000 to 2009. Much of the earlier housing was built as factory housing for Draper Factory employees. Typical factory housing took on the form of duplexes within proximity of the Draper Factory complex and the Bancroft Park area. Interspersed with the factory housing are boarding houses and single-family residences. Other housing was built in subdivisions primarily for families that often worked out of town in the late 20th century.

Only 45 homes have been built since 2010 representing 2 percent of the housing stock (Figure HP6). Except for the anticipated redevelopment of the Draper Mill site, one would not anticipate much additional growth due

to limited available land area. However, the current owners of the Draper Factory site are considering a mixed-use development with a residential component.

Figure HP6: Age of Housing Stock



Source: ACS 5-Year Estimates, 2015-2019

Housing Market Trends

Overall, the housing market in Hopedale is strong. Home values in Hopedale and across the region have risen sharply in recent times due in part to low supply of available homes for sale which has driven up demand. In fact, in a Milford Daily News article published on September 27, 2021 titled “*With 26.1% jump in median home sales price, Hopedale is a hot ZIP code,*” Lauren Young reported that Hopedale and other surrounding small towns such as Mendon and Upton are “often ignored compared to other areas but are great options.”³ Factors that drew people to Hopedale included the small town atmosphere, slightly lower home prices than some communities in the state, more space, and a key factor was the public school system which has a lower teacher-to-student ratio that is typically found in private schools. The school system is not regionalized which is seen as an advantage.

In quoting a local realtor, the article noted that when homes go on the market in Hopedale they do not stay on the market for long and typically sell far above asking price. As of publishing the article, the statewide median home sale price was \$535,000 which was an all-time high, and the median home sale price in Hopedale was \$495,000. Also interviewed for the article was Tim Warren, CEO of The Warren Group, who indicated that with rising home prices and low volume, many people can no longer afford to buy and have given up on their dreams of buying a home.

As detailed below in the section on rental housing, there are very few rental options available in Hopedale. Given the decrease in population in the Young Family and Pre-School lifecycle groups, the lack of housing options for Young Families, and the decrease in school enrollment, there is cause for concern that if

³ <https://www.milforddailynews.com/story/news/2021/09/27/hopedale-ma-sees-26-percent-jump-median-home-price-in-a-year/5821607001/>

enrollments reach too low of levels, schools may be impacted. This would result in a burden to the town finances as well as the dilemma of providing education for youth in the community. As noted previously in the discussion on schools, some parents may opt into home schooling. Given that many people are working remotely due to COVID-19, this may be a viable long-term option for some. The town may also be again forced into considering other options such as regionalized education.

Of vital importance is the need to identify available areas for housing development, yet with little land area available development may be limited. Redevelopment of the Draper Factory site holds the greatest prospect for mixed-use development. Equally important is the need to provide housing that meets the MGL 40B requirements for subsidized housing inventory for low- and moderate-income housing. Additionally, with an aging population in Hopedale, meeting the needs for this growing population should also be considered.

Impact of COVID-19

The COVID-19 pandemic and economic shutdown forced countless employees across the nation to work remotely from their homes for months in 2020. It is possible that people may continue working remotely and elect to relocate outside of employment centers such as the Boston region to attractive and more affordable suburban communities in Central Massachusetts including Hopedale. Even as conditions gradually return to a state of normality, remote work is likely to increase in popularity and feasibility with workers embracing more freedom and flexibility without needing to make lengthy commutes every day. Major companies have announced that employees working from home may continue to do so permanently. It is possible that Hopedale could experience a high demand for housing in the coming years due to these factors. The town's quality of life, clean air, excellent school system, and other attractive small-town features make it a prime location for families to gravitate towards. While it is challenging to anticipate how the pandemic will furthermore affect the economy and housing market in the long-term, there will undoubtedly be profound impacts.

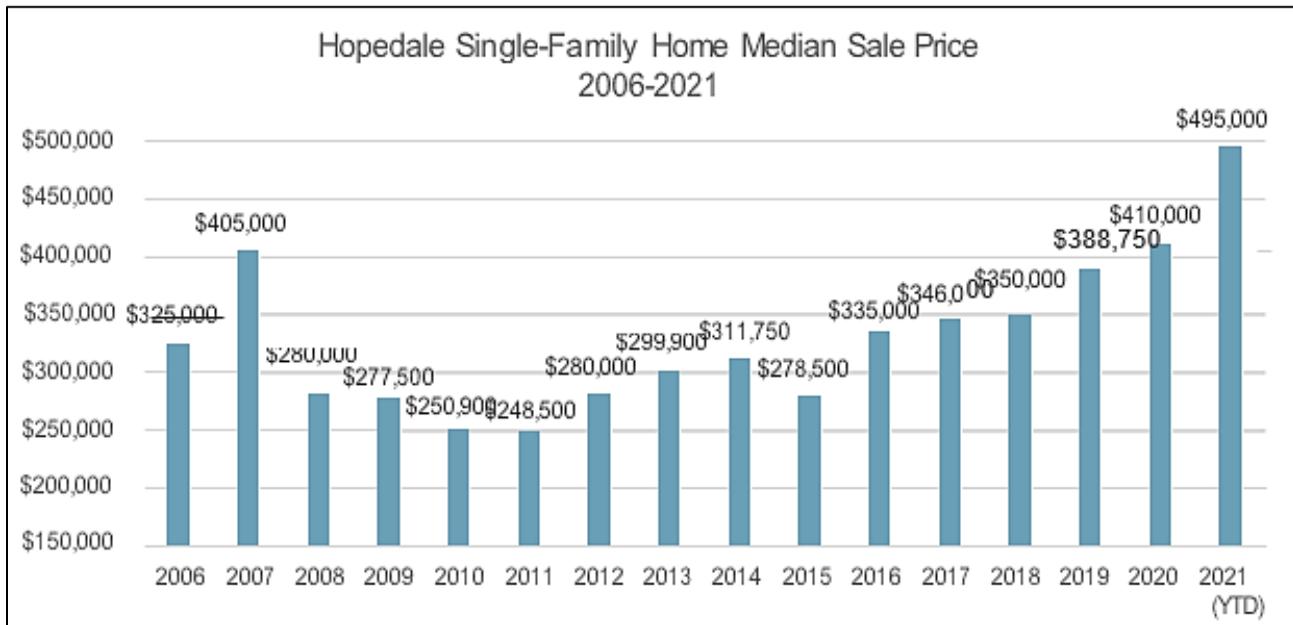
Single-Family Homes

Single-family median home values in Hopedale declined sharply in 2008 due the economic conditions at that time – and continued to decline through 2011. While there were slight increases in value from 2012 through 2014, home value dropped again in 2015. By 2016, with the economy improving, home value increased by 16.9 percent and steadily increased through 2020. Due to a number of factors including COVID-19 and the low supply of homes and home building materials, demand has risen sharply in 2021 resulting in a 17.1 percent increase in home value compared to values in 2020 (Figure HP7).

The number of homes sold each year mostly corresponds with the fluctuation in home value. One exception is in 2015. While the median sale price decreased, the number of homes sold in Hopedale increased 67 percent from 2014 (42 homes sold) to 2015 (70 homes sold) and remained at that level until 2017. The number of homes sold decreased by 17.4 percent between 2017 and 2018 and is at a similar number of homes sold to date for 2021 (Figure HP8). This can be attributed to the low supply of homes that are for sale.

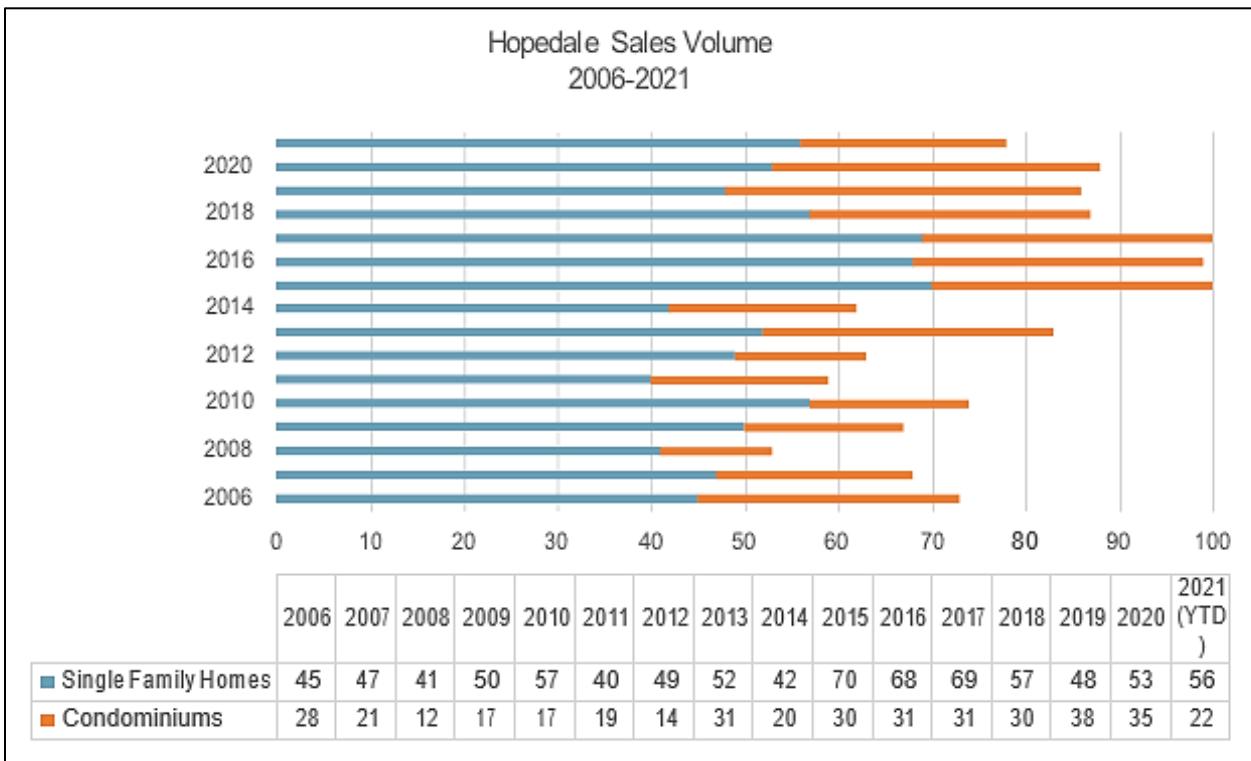
The ACS data available for home value of owner-occupied units in Hopedale is an estimate for the years 2015 through 2019 and does not reflect the current values for 2021. As of 2019, there were 1,836 owner-occupied units with the largest group of homes (768 homes) ranging from \$300,000 to \$499,000 in home value. The median home value for this period was \$341,000 (Table HP11).

Figure HP7: Single Family Home Sales Price



Source: Warren Group 2006-2018; Massachusetts Association of Realtors 2019-2021

HP8: Homes Sales Volumes



Source: Warren Group 2006-2018; Massachusetts Association of Realtors 2019-2021

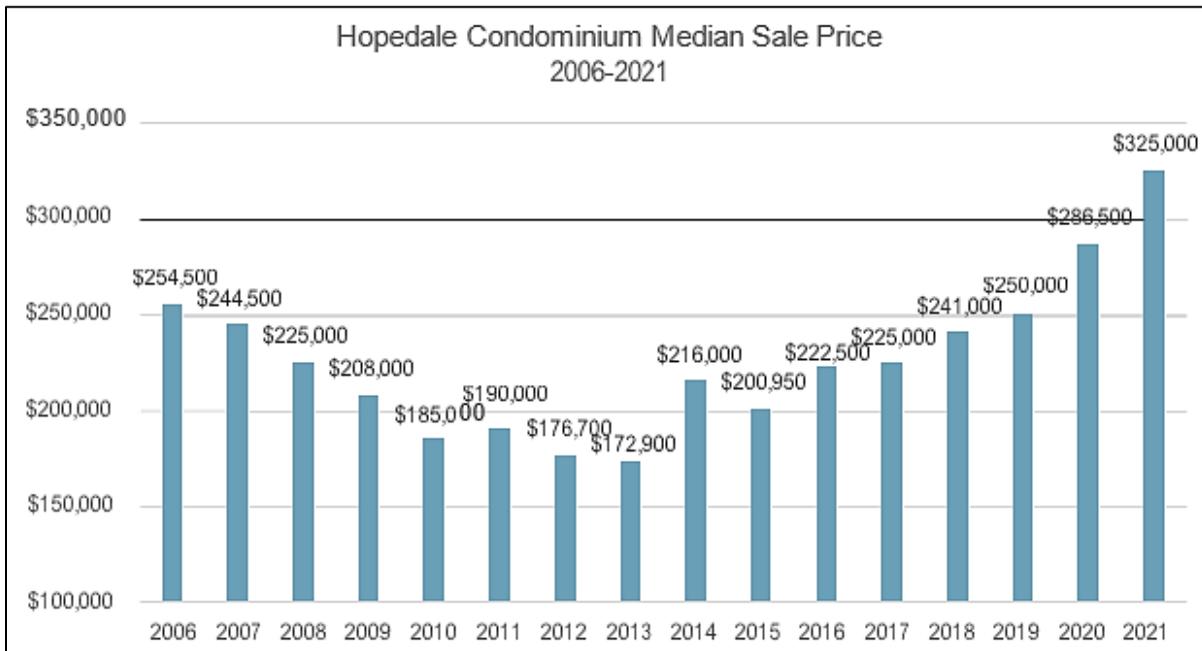
Table HP11: Value of Owner-Occupied Units	
Value	Estimate
Owner-occupied units	1,836
Less than \$50,000	18
\$50,000 to \$99,999	0
\$100,000 to \$149,999	30
\$150,000 to \$199,999	192
\$200,000 to \$299,999	436
\$300,000 to \$499,999	768
\$500,000 to \$999,999	372
\$1,000,000 or more	20
Median (dollars)	341,100
<i>Source: American Community Survey 5-Year Estimates 2015-2019</i>	

Condominiums

Condominiums are often regarded as a type of middle ground between apartments and single-family home ownership and can help meet the demand for households in transition. A transitional household in this context is a household that is moving between rental housing and single-family housing. Examples of this could be a young family purchasing a starter home or a senior long-time resident seeking to downsize.

As was observed with single-family median home value in Hopedale, condominium home value also declined in 2008 due the economic conditions and continued to decline through 2013. One exception was a slight increase in home value in 2011 before home value declined further. Both the volume of transactions in condominiums (Figure HP10) and the median price they command (Figure HP9) has been rising steadily from 2015 to 2021 with a sharp increase of 30 percent in median sale price from 2019 to 2021. Price inflation among condominium units has accelerated over time to the point where the median price of a condominium (\$325,000) in 2021 is 65.7 percent of a single-family home (\$495,000). This indicates a strong demand compared to unit supply. As shown in Table HP12, condominium sales represented between 22 percent and 44 percent of total sales annually since 2006.

HP9: Condominium Median Sales Price



Source: Warren Group 2006-2018; Massachusetts Association of Realtors 2019-2021

Figure HP10: Condominium Sales Per Year



Source: Warren Group 2006-2018; Massachusetts Association of Realtors 2019-2021

Table HP12: Condominium and Single-Family Home Sales				
Year	Number of Hopedale Condominium Sales	Number Of Hopedale Single-Family Home Sales	Total Sales	Percent Condominium Sales Compared to Total Sales
2006	28	45	73	38.4%
2007	21	47	68	30.9%
2008	12	41	53	22.6%
2009	17	50	67	25.4%
2010	17	57	74	23.0%
2011	19	40	59	32.2%
2012	14	49	63	22.2%
2013	31	52	83	37.3%
2014	20	42	62	32.3%
2015	30	70	100	30.0%
2016	31	68	99	31.3%
2017	31	69	100	31.0%
2018	30	57	87	34.5%
2019	38	48	86	44.2%
2020	35	53	88	39.8%
2021	22	56	78	28.2%

Source: Warren Group 2006-2018; Massachusetts Association of Realtors 2019- 2021

Rental Housing

As of 2019, Hopedale has an estimated 307 units of occupied rental housing, or around 23.3 percent of the total occupied housing stock (Table HP13). The 2015-2019 American Community Survey (ACS) estimated the median gross rent for Hopedale at \$1,342, which is slightly lower than the state (\$1,360) and county (\$1,360). The most recent local data collected from Zillow, Trulia, Realtor and Craigslist result in very limited rental listings, including one small apartment with an asking rent of \$1,450 and a condominium with an asking rent of \$2,200. An additional search on VRBO and Airbnb resulted in options for short term rentals, but this is not a viable option for long term housing needs. The 2019 ACS estimate shows a 0.0-percent rental vacancy rate.

Low vacancy rates paired with recent increases in rents pose challenges for low-income families that participate in the Section 8 Program. Once individuals and families make it off the years-long waiting list for this program, eligible households are issued a Section 8/HCVF Voucher and given only 120 days to locate their own rental housing. If no rental housing options within their price range come on the market, then the families lose the voucher opportunity.

Initial costs of renting an apartment (first and last month's rent, security deposit, and sometimes broker fees) can be costly and preclude some lower-income households from affording to rent a home that meets their needs. While home sales prices are on the rise, so too have rents risen in the region. Reasons for this increase may be attributed to financial uncertainty of owning a home, and an expensive housing market that

excludes first-time homebuyers from entering the homeownership market and forcing them to rent for longer periods of time, as well as significant individual debt (such as emerging college- graduates) preventing entrance into the homeownership market.

Having a sufficient supply of rental housing allows people to meet their needs at different stages of their lives and to meet the needs of those with different financial means. In addition to providing a housing option for those who cannot afford to buy a home, it allows people to remain in their community if they want to downsize, be closer to family, if there is a change in their family makeup such as in the case of divorce, or if they need to sell their home for various reasons. It is important for communities to have a diversity of housing options available to accommodate residents from all walks of life and for all stages of life.

Table HP13: Hopedale Monthly Rent		
Gross Rent	Estimate	Percent
Occupied units paying rent	307	100%
Less than \$500	40	13%
\$500 to \$999	69	22%
\$1,000 to \$1,499	83	27%
\$1,500 to \$1,999	65	21%
\$2,000 to \$2,499	50	16%
\$2,500 to \$2,999	0	0%
\$3,000 or more	0	0%
Median Gross Rent (\$)	1,342	
<i>Source: American Community Survey 5-Year Estimates 2015-2019</i>		

Residential Property Taxes

Property tax is discussed in detail in the Economic Development chapter which shows that approximately 80 percent of the Hopedale tax base is residential. Hopedale’s average single-family tax bill is \$6,463 and is slightly lower when compared to the neighboring communities. According to the Massachusetts Department of Revenue, the average single-family tax bill in the state for 2020 is lower at \$6,182. Towns like Hopedale that have very limited tax revenue from businesses are particularly dependent on real-estate taxes to fund local government services like schools, public safety, and public works.

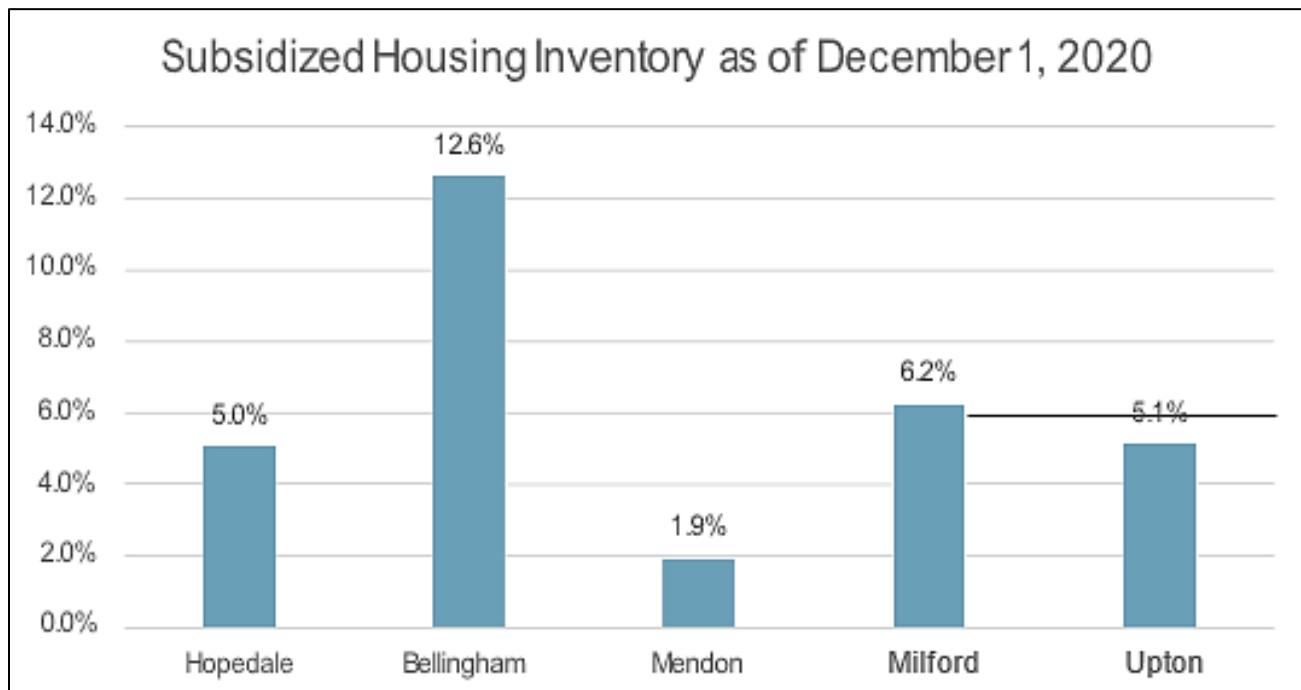
Affordability

Under Massachusetts Comprehensive Permit Law, Massachusetts General Law (MGL) Chapter 40B, all Massachusetts municipalities have an obligation to strive to ensure that at least 10 percent of their housing stock is affordable to households earning up to 80 percent of Area Median Income (AMI). When communities do not meet this threshold, developers are allowed to build more densely than what municipal zoning laws allow if a proportion of the development is affordable to buyers or renters with an 80 percent AMI (Table HP14). While it is a goal of the Town of Hopedale to attempt to meet the 10 percent affordability threshold under Chapter 40B, the Town desires to strive to meet a wide range of local housing needs that may not necessarily result in the inclusion of units on the Subsidized Housing Inventory (SHI). Compared to surrounding towns, Hopedale’s SHI stands at 5 percent (Figure HP11). Only Mendon has a lower SHI at 1.9 percent. Upton is

slightly higher at 5.1 percent, and Milford’s SHI is at 6.2 Percent. Of the surrounding communities, only Bellingham exceeds the MGL 40B requirement by providing 12.6 percent of affordable housing.

Table HP14: Low & Very Low-Income Limits and Affordable Housing Costs				
Household Size (Number of People)	Low Income (80% of AMI)		Very Low Income (50% of AMI)	
	Income Limit	Maximum Affordable Housing Payment	Income Limit	Maximum Affordable Housing Payment
1	\$55,950	\$1,399	\$41,000	\$1,025
2	\$63,950	\$1,599	\$46,850	\$1,171
3	\$71,950	\$1,799	\$52,700	\$1,318
4	\$79,900	\$1,998	\$58,550	\$1,464
5	\$86,300	\$2,158	\$63,250	\$1,581
<i>FY2021 Income Limit Area: Eastern Worcester County, MA HUD Metro FMR Area</i>				
<i>Area Median Income (AMI) = \$126,500</i>				
<i>Max Affordable Housing Payment = Income Limit / 12 (months) x 0.3</i>				
<i>Source: Massachusetts Department of Housing and Community Development 2021</i>				

Figure HP11: Subsidized Housing Inventory



Source: Massachusetts Department of Housing and Community Development 2021

Housing Cost Burden

A cost-burdened household is defined by the Department of Housing and Urban Development (HUD) to be any that is paying more than 30 percent of their household income on housing while severely cost-burdened households pay more than 50 percent of their household income on housing. This can occur when there is a rapid increase in housing prices coupled with extremely limited growth in incomes. Cost-burdened households exist on the edges of financial stability. These households are more vulnerable to economic shocks and other shifts in the market. This makes them more likely to have to leave a community after a financial hardship or even experience homelessness. According to the Basic Housing Needs Assessment previously referenced in this chapter, 34 percent of Hopedale households are cost-burdened, and 8.6 percent are severely cost-burdened including 53 percent of renters and 29 percent of owners.

Development and Building Activity

Since 2006, 48 residential building permits have been issued in Hopedale. This included 38 permits for single-family structures, two (2) permits for two-family structures, and eight

permits for structures with three (3) or more units (Table HP15). This amounts to 79.2 percent of permits for single-family, 4.2 percent for two-family structures, and 16.7 percent for structures with three or more units. This number of new housing structures is quite low and when considered on an annual average for the 15-year period since 2006, the average is just 3.2 structures per year.

With limited available land area for development, one option to spur development and to increase the amount of affordable rental units is with Accessory Dwelling Units (ADUs) (also known as accessory apartments or in-law apartments). These units may be permitted on a lot that already contains a single-family home. In addition to providing affordable rental units, ADUs can also provide for multi-generational families to live in proximity. With family nearby to help care for elderly or disabled family members, ADUs can allow these individuals to remain in their homes longer. These units can also provide housing for individuals with significant debt such as emerging college-graduates. Accessory units are discussed in further detail in the Land Use chapter.

Year	Total Building Permits	Single-Family Structures	2-Family Structures	3+ Unit Multi-Family Structures
2006	8	8	0	0
2007	5	5	0	0
2008	0	0	0	0
2009	2	2	0	0
2010	5	5	0	0
2011	2	2	0	0
2012	1	1	0	0
2013	0	0	0	0
2014	1	1	0	0
2015	1	1	0	0
2016	3	3	0	0

2017	1	1	0	0
2018	0	0	0	0
2019	10	0	2	8
2020	9	9	0	0
Totals	48	38	2	8
Percent	100.0%	79.2%	4.2%	16.7%
<i>Source: Department of Housing and Urban Development SOCDs Building Permits Database, 2021</i>				

Issues and Opportunities

Population and Housing Issues

Housing Affordability

Hopedale has a shortage of affordable housing, with only 5.0% of its housing units deed- restricted as affordable to low- and moderate-income households. While the Hopedale Housing Authority provides public housing opportunities for low-income, elderly, and disabled members of the community, they have an extensive waitlist for units.

In the community survey, 46% of respondents confirmed that housing affordability is an issue for them or someone they know. Additionally, the number one reason why respondents would consider moving out of their community would be to live in an area with lower property taxes. Despite three-quarters of survey respondents reporting that it is important for them to remain in the Hopedale community as they age, issues such as taxes and affordability would drive them to relocate. For 2021, the Tax Assessor’s Annual Report indicated an average tax bill of \$6,704. The average tax for 2022 is \$7,042. This represents a 5% increase from 2021 to 2022. Data shows that 34% of households (29% of homeowners and 53% of renters) are “cost burdened”, meaning a household spends more than 30% of income on housing costs. Those that spend more than 50% on housing costs are “severely cost-burdened”. If more than 30% of households in an area are cost-burdened, that indicates an affordable housing shortage, which data shows is the case for Hopedale.

Housing for Seniors

Throughout the Master Plan public outreach process, much input was received regarding the town’s need for more housing that is suitable for the community’s senior citizens. In the community survey, 44% of respondents indicated that more small market-rate homes geared toward seniors is needed, 40% of respondents said that more general housing for the elderly is needed, and 27% said that more assisted living options are needed.

As residents age, they may not be able to keep up with the maintenance requirements of a large, multi-level, single-family home. Retirees on a fixed income may not be able to afford their homes any longer. Empty-nesters or those who have lost a spouse may want to downsize. Homes may not be designed to accommodate older adults with mobility limitations who want to live independently. More often than not, residents want to remain in their community despite desiring a different home to meet their needs. However, resident input indicates that there are currently not enough options available to seniors wishing to remain in

Hopedale. As the proportion of residents over the age of 55 rises and the town's median age grows steadily, Hopedale is faced with an increasingly urgent issue of managing the needs of an aging population.

Limited Housing Variety to Meet Existing Demand

As the town is primarily encompassed by single-family homes and duplexes, there are few alternative options for housing other than these. Most homes are owner-occupied and only 16% are occupied by renters. Since 2006, only 2 building permits for multi-family units have been granted in the town, while all others have been for single-family housing units. It is important for a community to offer a range of housing options and maintain a diverse housing stock in terms of cost, unit types, accessibility, and occupancy. Research shows that neighborhoods with diverse housing types can be more resilient to downturns in the housing market.

Housing that is affordable to the local workforce is critical to the town's economy and directly benefits businesses, school districts, government and public safety, and others who employ moderate-income workers. Housing that accommodates the needs, lifestyle choices, and limitations of seniors is important, as well as for families with children. Large lot, single-family homes are not suitable for all members of the community and Hopedale's existing housing stock is restrictive towards certain populations who may want to move into the town or relocate within town. The most popular housing type that respondents of the community survey indicated Hopedale needs more of was mixed use development. There are many options for new housing that Hopedale can pursue without sacrificing its identity as a small, New England town, such as in-fill housing, "missing middle" housing, accessory dwelling units, cottage homes, rentals, and more.

Limited Land Suitable for New Residential Development

While many communities have ample land to create new residential or commercial opportunities, Hopedale is a small town in which most of the buildable land has already been built out or preserved. The town experienced enormous growth during the 1980s, when the population grew by 45% and housing units increased by 50%. According to the Buildout Analysis prepared for Hopedale by CMRPC in 1999, only 961 developable acres remained, which could have yielded 334 new residential lots under zoning bylaws and environmental constraints. Scarcity of building lots can lead to escalating housing costs, potentially resulting in the development of larger houses on remaining lots. Since 2006, an average of 3 building permits has been issued each year in Hopedale, indicating limited growth in the last few decades. Excessive minimum lot size, setback, and parking requirements may also restrict the types and sizes of homes that can be built in Hopedale.

Limited Protection for Historic Housing Stock

Hopedale's housing stock is some of the town's most important historic resources. The Draper family invested in attractive and carefully planned housing for all of their employees at the factory, which included duplex worker housing, boarding houses, and single-family homes for managers. Lake Point Development, a 30-duplex project along Hopedale Pond designed by Arthur S. Shurcliff (1904), became distinguished as a model of company housing and suburban planning. The town earned several awards from international housing congresses for its commitment to high-quality housing for workers. The houses that remain today contribute to the town's overall historic character. However, an aging housing stock carries with it several potential issues.

Environmental hazards, costs associated with deferred maintenance, and vulnerability to development threaten Hopedale's older housing stock. Without properly addressing these issues, Hopedale could witness significant decay or redevelopment of its older homes. Access to housing rehabilitation funds or tools to bring

properties to code compliance and eliminate health and safety threats to residents may be in need. Despite the distinctive character and immense value that the town's historic homes bring to Hopedale, it is inevitably the decision of property owners to make any structural modifications to their homes. Across most of Hopedale's historic properties, few have any regulatory protection from demolition or alteration of significant historic features. Many homeowners may not have a complete understanding of the resources that are available to them to protect their historic homes and the benefits that come from doing so.

Population and Housing Opportunities

Redevelopment of Draper Factory Site

Now that the Draper Factory has been demolished, the site presents an opportunity for the construction of many new housing units. The current owner and developers of the Draper site have publicly stated the intention to build new housing along with the potential for office, retail, or other uses that are in demand. The proximity of the Draper site to Hopedale's town center implies the future development will need to strike a balance with what uses are economically viable and what the community desires. With such an expansive site to develop, the economics of large-scale development mean housing is a likely proposition, as it serves as a reliable anchor for mixed use projects. Utilizing this Master Plan as a guide, developers should carefully consider what types of housing are most needed in Hopedale, be it rental units, small-to medium-sized homes, handicap-accessible units, condominiums, low-income apartments, age-restricted housing, or anything else that is in high demand. Redevelopment of the Draper site is an excellent opportunity to address the housing needs of Hopedale's current and future residents.

Future Planning and Community Engagement

Given the town's lack of subsidized housing units, Town leaders may want to consider pursuing a Housing Production Plan in the future. Falling under the 10% subsidized housing threshold set by the Department of Housing and Community Development leaves Hopedale vulnerable to comprehensive permitting under M.G.L. Chapter 40B, a law allowing developers to override local zoning bylaws and build more densely if they include a certain percentage of deed-restricted affordable units in their proposed housing developments. A Housing Production Plan is a way for the town to proactively plan for creation of affordable housing while achieving a temporary "safe harbor" from comprehensive permits (given the town adds 0.5% subsidized units to its housing stock over the course of one year or 1.0% over a two-year period). Housing Production Plans typically take 8-12 months to complete and include a robust public outreach component, comprehensive housing need assessment, and formulation of housing production goals and appropriate implementation strategies.

Another type of planning process that the town could engage in is a buildout and fiscal impact analysis. This type of study determines the amount of developable land in residentially zoned areas, analyzes regulatory or environmental constraints to development, and summarizes the estimated capacity that the Town can anticipate for future housing and population growth under current law. This strategy can be useful for understanding impacts on the community such as tax base, traffic, school enrollment, historic resources, open space preservation, utilities, etc. A Buildout Analysis was prepared for the town by CMRPC in 1999 but should be updated to reflect any changes in the past two decades.

Given the town's limited availability of land, it will be critical for Hopedale to inventory its publicly and privately owned property, vacant, underutilized, deteriorated land, and buildings with residential reuse potential. These types of properties can occasionally be acquired through tax taking, donation, negotiation, distress sale, bank

foreclosure, or brownfield remediation. The Town should also consider allowing for greater flexibility with development on non-conforming lots.

This Master Plan process is an excellent point to build off and continue engagement with the community about the town's future. In terms of housing, the town should practice transparency and seek input from the public whenever possible. Tools for engagement can include community meetings, participatory mapping, focus groups, visual preference surveys for housing types, providing educational materials on the town website and social media, surveys, web-based engagement platforms, and more.

Existing Housing Resources

Hopedale Town Meeting voters approved adoption of the Community Preservation Act (CPA) in 2020, which adds a 1% tax surcharge on real estate, matched by funds from the statewide Community Preservation Trust Fund. CPA allows communities to create a local Community Preservation Fund for open space protection, historic preservation, outdoor recreation, and affordable housing. Having CPA funds available allows for a wide range of opportunities to enhance affordable housing, including, but not limited to:

- Acquire land for the purpose of creating affordable housing.
- Adaptive re-use of existing buildings through the conversion of nonresidential properties into affordable housing.
- Support the development of affordable housing on publicly owned land.
- Support the construction of new housing on small, non-complying lots in existing neighborhoods.
- Support the costs of improvements necessary to develop accessory dwelling units, with the provision that the units be permanently deed-restricted to preserve affordability.

In addition to CPA, each year Hopedale is entitled to a minimum of 12 hours and a maximum of 24 hours of Local Planning Assistance (LPA) from the Central Massachusetts Regional Planning Commission. There are a variety of ways that Hopedale can choose to utilize these hours of technical assistance from CMRPC staff, including planning related to housing. Updating zoning maps or other GIS mapping services, data requests, meeting facilitation, and grant application development are examples of eligible uses.

Summary of Goals and Strategies

Goal 1: Encourage development of new housing types that are supportive of an aging population, new families, and low-to moderate-income households.

- Objective: Support development of more congregate living opportunities, assisted living, and nursing care to meet the needs of the town's growing senior population.
 - Action item: Ensure new senior housing developments are in walkable areas of town with access to transportation alternatives.
- Objective: Promote the development of housing that is accessible for people with disabilities and mobility difficulties.
 - Action Item: Advocate for a higher inclusion of accessible units in proposed affordable housing developments.

Goal 2: Take a proactive approach to planning for the housing needs of current and future Hopedale residents.

- Objective: Analyze and consider the impact of new housing on schools, public safety offices, and

public services.

- Action item: Conduct GIS-based buildout analysis of developable land to depict future potential of housing units, new residents and schoolchildren, and demand on utilities and infrastructure when the town is fully developed.
- Action item: Continue to use school population projections and scenario planning to help the school district better plan for future capital expenditures.
- Objective: Develop a comprehensive local housing strategy to coordinate all housing initiatives and meet housing objectives.
 - Action item: Complete a Housing Production Plan to be certified by the Department of Housing and Community Development (DHCD).
- Objective: Expand the Town's capacity to respond to local housing needs and opportunities.
 - Action item: Hire a Town Planner to provide technical assistance and professional expertise on matters of housing in town.
 - Action item: Establish an Affordable Housing Committee to guide the process of creating more affordable housing opportunities in Hopedale.
- Objective: Stay actively informed on market trends and new opportunities to support growth in housing.
 - Action item: Encourage community leaders to participate in informational meetings and forums hosted by organizations such as CMRPC, Mass Housing Partnership (MHP), Citizens' Housing and Planning Association (CHAPA), or Citizen Planner Training Collaborative (CPTC).

Goal 3: Pursue creative policies, partnership, and resources that support the development of new affordable and diverse housing options as well as the rehabilitation of existing homes.

- Objective: Consider and identify appropriate zoning amendments to encourage new developments in appropriate areas of town.
 - Action item: Review zoning bylaws to determine if there are excessive dimensional requirements and parking provisions prohibiting the creation of affordable housing.
 - Action item: Consider adoption of a Cottage Housing Bylaw.
 - Action item: Consider adoption of an Inclusionary Zoning Bylaw to mandate developers set aside a portion of proposed housing units as affordable to low- to moderate-income households.
 - Action item: Review the existing Accessory Apartment provisions and consider modification to allow for more flexibility and predicatability for applicants, and offer greater opportunities for development including whether accessory units should be allowed by right in certain parts of town.
- Objective: Identify and pursue funding opportunities to expand affordable housing options.
 - Action item: Utilize Community Preservation Act funds to further affordable housing.
 - Action item: Consider adopting a Municipal Affordable Housing Trust.⁴
 - Action item: Apply for funding for capital projects that support the construction and rehabilitation of homes through the Rural and Small-Town Development Fund Capital Grant Program as part of the Community One Stop for Growth.⁵

⁴https://www.mhp.net/writable/resources/documents/municipal_affordable_housing_trust_guidebook.pdf

⁵ <https://www.mass.gov/doc/rural-and-small-town-guidelines/download>

- Action item: Actively pursue funding for housing development and rehabilitation as opportunities arise.
- Action item: Complete a fiscal impact analysis to determine the benefit different types of housing will bring to the community.
- Objective: Coordinate with regional developers to attract “Friendly” 40B developments to increase units on the Subsidized Housing Inventory.
 - Action item: Host roundtable discussions in which developers are invited to speak to municipal boards, committees, staff, and residents about potential housing developments and associated challenges or concerns.
- Objective: Ensure the existing housing stock is safe, healthy, and meets code requirements.
 - Action item: Facilitate opportunities for residents to obtain grants and/or zero interest loans for housing rehabilitation.
 - Action item: Support preservation of existing historical homes through initiatives such as historic rehabilitation tax credits, conservation restrictions, or local historic districts.
 - Action item: Provide educational resources to homeowners and landlords on the enforcement process and detecting defective conditions that are health- hazards.
- Objective: Ensure new housing design and location is harmonious with the existing community.
 - Action item: Prepare design guidelines that clearly spell out Town design preferences for the construction of new multi-family housing.
 - Action item: Contract a planning consultant to work with the Planning Board to develop a set of multi-family housing design guidelines.
 - Action item: Determine suitable areas for future multi-family, mixed used, and higher density housing
 - Action item: Identify tracts of land available for development including infill sites and redevelopment of currently developed sites.
 - Action item: Conduct a land suitability analysis with a set of criteria to determine the best areas in town for new housing.
 - Action item: Ensure local officials and boards are familiar with Smart Growth principles to promote sustainable development.

Open Space, Recreation, & Natural Resources

Introduction

Located within the Blackstone Valley (which is perhaps best known for its role in the American Industrial Revolution), the Town of Hopedale has a rich history. Beginning in the early 1990's and continuing through today, the Blackstone Valley area has been and continues to be under tremendous development pressure. As housing prices in the Boston Metropolitan Area continue to skyrocket, Hopedale and the other Blackstone Valley communities are becoming an increasingly attractive residential option. With excellent schools and proximity to Route 495 and the Mass Pike (I-90), Hopedale offers an excellent quality of life for people that work in the Boston area; however, such growth is not without a price.

New growth impacts all aspects of local life, including schools, recreational facilities, and the availability of open space. This chapter is derived from the Town's 2022 Open Space and Recreation Plan (OSRP), which was developed concurrent to the Master Plan. The OSRP identifies, updates, and incorporates information about the town's open space and recreation resources. This chapter was designed to advance the following goals, which are consistent with those included in the OSRP:

- **Goal 1:** Ensure accessibility of open space and recreation opportunities for people of all capabilities.
- **Goal 2:** Improve and maintain existing open space and recreation opportunities.
- **Goal 3:** Develop new open space and recreation opportunities in areas of Town that are lacking in environmental equity.
- **Goal 4:** Increase preservation and resilience of natural resources.
- **Goal 5:** Develop an ongoing strategy for community collaboration with future open space and recreation projects.

To provide a context for these strategies, we will review the Town's relevant prior planning efforts, summarize existing economic conditions, and detail issues and opportunities. Before doing so, it is important to define the core elements of this chapter.

Natural Resource Management

Natural resource management refers to the management practices of natural resources such as land, water, soil, plants, and animals, with a particular focus on how management affects the quality of life for both current and future generations. This concept deals with managing the interactions between people and the natural landscape and recognizing that people's livelihoods rely on the health and productivity of the natural environment.

Open Space

Open space is defined as public and privately-owned lands which are used for a variety of reasons, including habitat for wildlife, water resource protection, passive recreation, agriculture, forestry, or scenic qualities. This encompasses areas that are often in a predominantly natural state and/or have been developed to maximize resource-based uses such as farms, orchards, silviculture, trails, and other similar uses.

Passive Recreation

Passive recreation is considered non-consumptive uses of land such as wildlife observation, walking along wooded trails, biking along scenic roadways, and canoeing or kayaking on waterways.

Active Recreation

Active recreation is considered land used for active recreational purposes, such as athletic fields and courts, swimming facilities, or golf courses. Recreation facilities provide opportunities for athletic and family-oriented activities which increase engagement and social cohesion throughout the community. Parcels used for active recreation typically do not constitute open space since they are developed and covered in part with surfaces like tennis or basketball courts, parking areas, and paved pathways.

Prior Planning and Engagement Efforts

Plans

The Town of Hopedale has undertaken many planning and engagement efforts over the past decade to improve the quality of life for its residents, as well as to protect both its economic and natural resources. Many of these prior planning efforts are referenced in the development of this chapter.

Open Space and Recreation Plan, 2022 (In Progress)

The Hopedale Open Space and Recreation Committee was established in 2021 to develop the Town's Open Space and Recreation Plan (OSRP). The Committee kicked off its planning process in July 2021 and has met to plan public engagement efforts, develop a set of goals and objectives for the plan, and review the environmental and recreational resources that the Town provides or is lacking. The Committee submitted an initial draft of the plan to the Executive Office of Energy and Environmental Affairs Division of Conservation Services (DCS) in April 2022. The Committee is waiting for DCS to complete its initial review of the plan. Once the Town receives approval for the plan, Hopedale will be eligible to participate in DCS grant rounds for the next seven years.

Municipal Vulnerability Preparedness, 2021

The Municipal Vulnerability Preparedness (MVP) Program is a state grant program created from Governor Baker's Executive Order 569. This order directed multiple state agencies to develop and implement statewide comprehensive climate adaptation plan with the best available climate-change data. Additionally, the state order provides funding and resources to assist local governments in completing their own assessments and resiliency plans. The Town of Hopedale completed its MVP Planning Process in 2021 with the assistance of

the Central Massachusetts Regional Planning Commission. This planning process identified a number of weaknesses in the Town that will be at more risk as the climate continues to change. Specifically, the report lists the Parklands, the public water supply, chronic flooding, and street trees as major vulnerable areas. The report recommends several actions the Town could take to improve the resilience of the community, including restoring the environmental quality of Hopedale Pond, conducting a town-wide climate vulnerability assessment, and developing an invasive species management plan for Town-owned properties.

Hopedale Reconnaissance Report, 2007

The Hopedale Reconnaissance Report was conducted as part of the Massachusetts Heritage Landscape Inventory Program in 2007. This report lists the Town's heritage landscapes and sites that are significant to the Town's history, character, and culture. Though the report has a historic and cultural focus, the report does discuss some open space and natural resource issues. One of the Priority Landscapes that the report lists and makes recommendations for is the Parklands and Town Park. It was identified that there is a need for better communication and coordination between the various Boards that might have an interest in the Town Park and Parklands. There is also a need to better plan, preserve, and maintain the sites. It was recommended that the Town prepare a Master Plan for preservation and management of the Town Park Parklands, and to create a Friends group to help support the property.

Commissions and Active Groups

Open Space and Recreation Committee

The Open Space and Recreation Committee is an appointed five-member committee responsible for developing Hopedale's Open Space and Recreation Plan. The Committee was established in 2021 and its membership includes representation from the Conservation Commission, the Parks Commission, the Master Plan Steering Committee, and Hopedale residents. To aid in developing an Open Space and Recreation Plan, the Committee met monthly and planned a variety of public engagement opportunities to gather input from Hopedale's residents.

Conservation Commission

The Conservation Commission is an appointed three-member board that advises, enforces, and ensures local compliance with the Massachusetts Wetlands Protection Act. The Commission receives authority from the Conservation Commission Act (M.G.L. Chapter 40 section 8C) and the Wetlands Protection Act (M.G.L. Chapter 131 section 40). To help preserve the Town's natural resources, the Conservation Commission reviews all applications for development within resource areas protected by the Wetlands Protection Act. In addition, the Conservation maintains and manages 90 acres of open space land throughout the Pinecrest area.

Parks Commission

The Parks Commission is an elected three-member board that governs all policies, rules, and regulations for Hopedale's active and passive recreational resources. The Commission is tasked with planning for and managing improvements for a number of town-owned recreational areas such as the Town Park, Hopedale Pond and the Parklands, Phillips Field, and Draper Field. In addition, the Parks Commission sponsors various community events.

Existing Conditions

Geology, Topography, and Soils

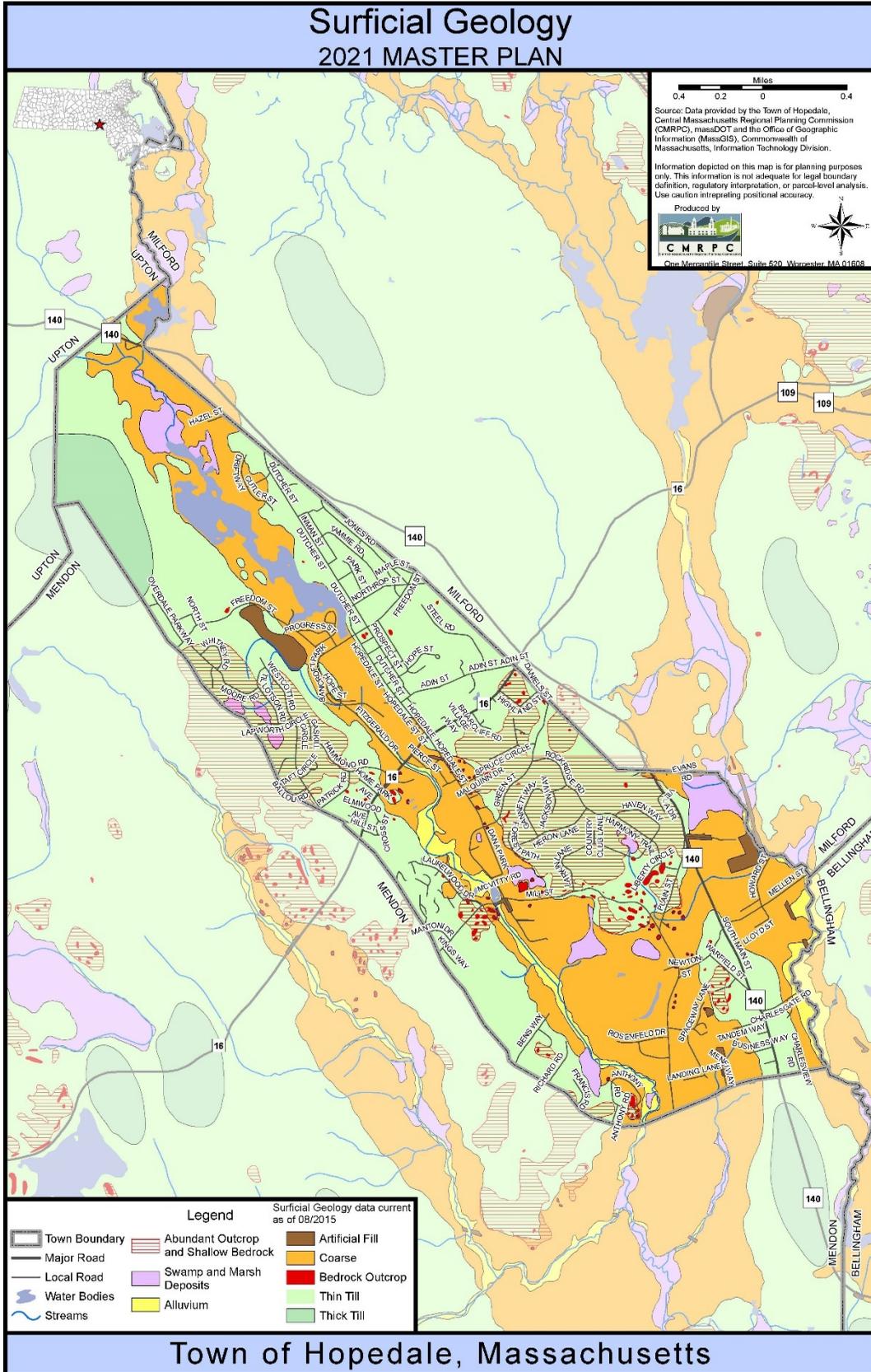
The Town of Hopedale is located within the Southern New England Coastal Plains and Hills Ecoregion. This is an area with generally similar soils, vegetation, shape of land, and especially, moderate climate and bedrock geology, including glacial tills and outwash deposits. The topography of this ecoregion is generally hilly, encompassing numerous flatter wetlands, broad valleys, and floodplains.

Hopedale's land area is small enough so that there is not much variation in its topography. The highest point in Hopedale is a small hill in the northwest corner of town that is split between Hopedale, Mendon, and Upton. Known locally as "The Lookout," the hill's highest elevation point in Hopedale is approximately 555 feet above sea level. The land adjacent to Hopedale Pond represents the Town's lowest point of elevation at approximately 272 feet above sea level. There are some small drumlins encircled by Route 140, Mill Street and Green Street; however, these drumlins are no more than 360 feet above sea level. Mostly urbanized, Hopedale does not have any extensive forested areas or agricultural lands. The Parklands in the north of town represents Hopedale's largest tract of protected land, and Hopedale Pond within the Parklands represents Hopedale's most significant water resource. The seasonal view looking north, northwest over the pond from Hopedale Street is one of the most photographed vistas in the Blackstone Valley.

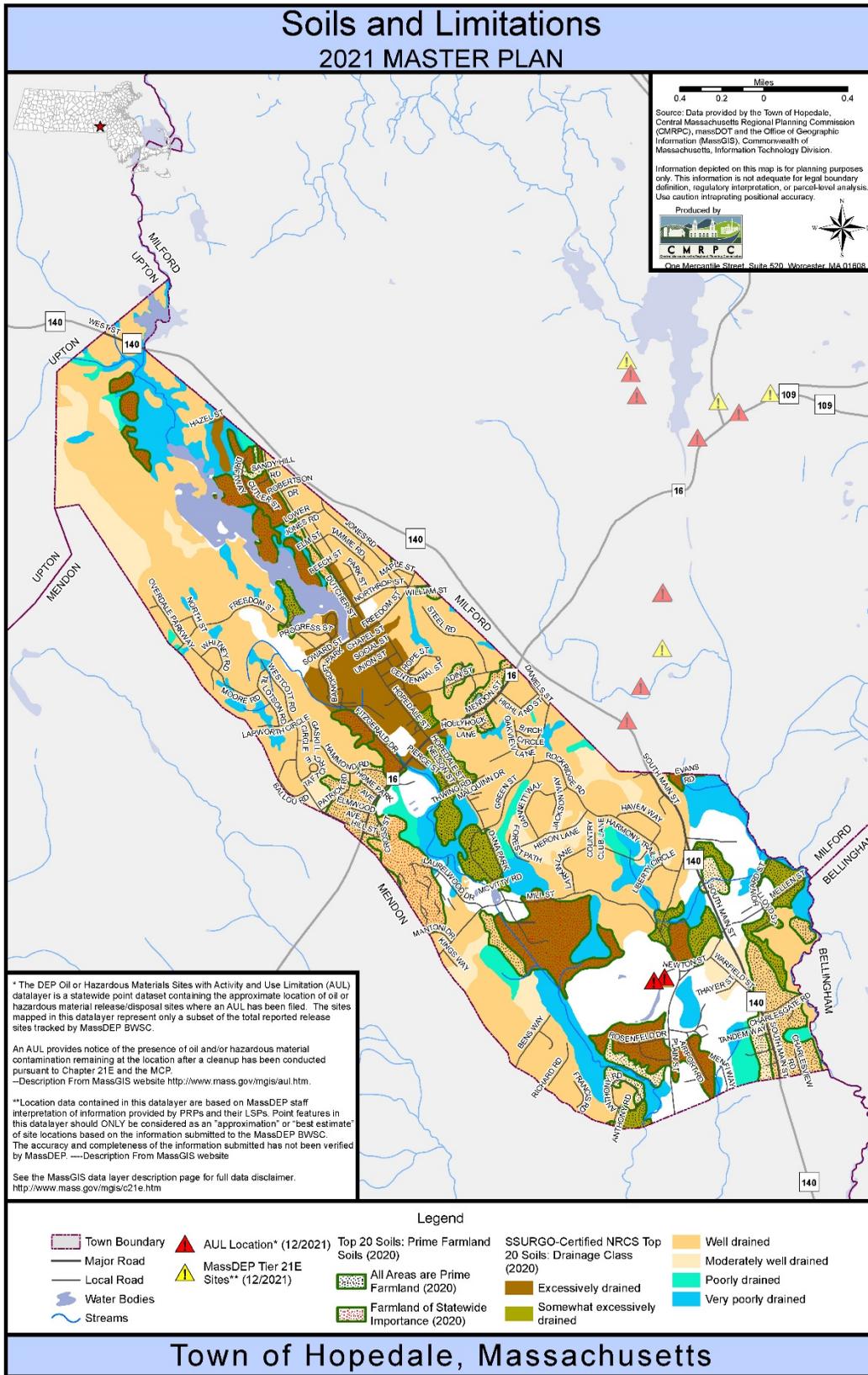
The most recent information on the soils of Hopedale is provided by a soil report published for the northwest section of Worcester County by the USDA Natural Resource Conservation Service (NRCS). The NRCS has completed its soil investigations and mapping for the southeastern section of Worcester County.

Much of the soil throughout Hopedale is of the Chatfield-Hollis Rock Outcrop Complex and at 15-30 percent slopes. There are large tracts of the extremely stony Montauk fine sandy loam in the northwest section of the Town where the Parklands are situated. In the Southwest corner there are some Canton fine sandy loams. The Chatfield-Hollis Rock Outcrop Complex consists of Chatfield and Hollis soil and rock outcrops that occur in such intricate patterns on the landscape that it is not practical to separate them to scale on the map. Generally, these consist of about 40 percent Chatfield soils, 25 percent Hollis soils, 20 percent rock outcrop, and 15 percent other soils. Major limitations are related to depth to bedrock, rockiness, and slope. Chatfield soils formed in glacial till underlain by crystalline bedrock. They have friable loam to sandy loam surface soil, subsoil, and substrata with moderately rapid permeability. Depth to bedrock is 20 to 30 inches. Hollis soils formed in a thin mantle of glacial till. They have friable, fine, sandy loam surface soil with moderate to moderately rapid permeability. Montauk soils formed in compact glacial till and have fine, sandy, loam surface soil and subsoil that have moderate or moderately rapid permeability over firm loam coarse sand; and moderately slow to slow permeability over sandy loam substratum (hardpan) at 18 to 36 inches. Canton fine sandy loams were formed in glacial till ground moraine and ice contact stratified shift. They have friable, fine, sandy loam subsurface soil and subsoil with moderate permeability over a loamy, coarse, sand; and rapid permeability over loamy fine sand substratum at 18 to 36 inches. Hopedale's Surficial Geology and Soils & Soils Limitations are in shown in Maps OSRNR1 and OSRNR2.

Map OSRNR1. Surficial Geology



Map OSRR1. Surficial Geology



Source: CMRPC, 2022

Water Resources

Like many Massachusetts communities, there are two river systems that link all of the water resources in Hopedale. The Mill River is the dominant water feature and flows from the northeast corner of Town through Hopedale Pond and the former Draper Corporation complex in Hopedale center to the southeast border with Mendon. After leaving Hopedale, the Mill River flows through the towns of Mendon and Blackstone to its confluence with the Blackstone River in Rhode Island and terminates at the Narragansett Bay estuary.

The Charles River forms the Hopedale-Milford-Bellingham town line and continues through numerous cities and towns until it flows into Boston Harbor. The watershed divide between the Charles River system and the Mill River system roughly parallels the Hopedale-Milford town line from Freedom Street to Route 140 at the Mendon border. Approximately one-fifth of the land in Hopedale drains into the Charles River, and the remaining area drains to the Mill River, and eventually the Blackstone River.

Watersheds

Watersheds are areas of land where water drains to a river, lake, or ocean. As rainwater falls to the ground, mountains and hills funnel the runoff and groundwater into streams, brooks, and rivers. In the Town of Hopedale, there are two major watersheds and one sub-watershed: the Blackstone River Watershed Basin, the Charles River Watershed Basin, and the Mill River sub-watershed.

Blackstone River Watershed

The Blackstone River Watershed is a modest 640 square mile basin of the Blackstone River. It receives water from 29 towns in Central Massachusetts and Rhode Island. The major tributaries of the Blackstone River that contribute to the watershed include the Mill River, Mumford River, West River, Quinsigamond River, and Peters River. There are approximately 1,300 acres of lakes, ponds, and reservoirs located in the Blackstone River Watershed. The Town of Hopedale falls almost entirely within the Lower Blackstone River Watershed basin.

The Mill River is a tributary of the Blackstone River, which explains why the **Mill River sub-watershed** overlays with the Blackstone River Watershed in Hopedale. The Mill River rises from North Pond in Hopkinton, Massachusetts and flows southeast through Upton, Hopedale, Mendon, Millville, and Blackstone. It then converges with the Blackstone River in Woonsocket, Rhode Island.

Charles River Watershed

The Charles River Watershed is a 310 square mile basin of the Charles River. The Charles River is the most prominent urban river in New England and serves as a major source of recreation. There are approximately 80 brooks and streams, and several major aquifers that feed the Charles River Watershed. The watershed also contains 33 lakes and ponds. In Hopedale, only the southeastern portion of Town falls within the Charles River Watershed. This portion that Hopedale falls within is considered the Upper Charles River Watershed.

Surface Waters

In the Town of Hopedale, there are four main bodies of water: the Mill River, Mill Pond, Charles River, Hopedale Pond, and Spindleville Pond. In addition to these main water bodies, there are also several small, unnamed streams and wetlands.

Mill River

The Mill River system includes large wetland and floodplain areas that extend north from Hopedale Pond to the Upton town line. Existing and future land uses in the Town of Upton are likely to affect the quantity and quality of the Mill River water that flows into the Pond. Downstream from Hopedale Pond, the Mill River used to flow underneath the extensive Draper complex. In 2021, the Draper Mill was demolished, and portions of the Mill River were daylight. Restoration of this area should help improve the water quality and ecological functions of the Mill River. The River reemerges south of the mill complex near its confluence with a small leachate stream that flows from the former Draper Mill landfill. South of Route 16, the River meanders through narrow floodplains that are mostly owned by the Town. The Hopedale Wastewater Facility discharges effluent here and the Town's well field is located on the opposite bank of the River. The River flows into Spindleville Pond, an important historic site, and continues past the Hopedale Country Club, a second Town well field, and several undeveloped parcels until it reaches the Mendon town line. Underlying the Mill River are sand and gravel deposits that extend one-eighth to one-half mile to the east and west of the waterway.

Charles River

Situated at the Hopedale-Milford-Bellingham border, the Charles River flows through wetlands and floodplains that Hopedale has zoned for commercial and residential uses. Sand and gravel deposits underlay the Charles River, and these deposits connect to the Mill River aquifer, which is used by the Town of Milford as a drinking water supply source. There is a large wetland beside the Charles where it enters Hopedale, which is zoned commercial and is part of the Milford Zone II Wellhead Protection District. Milford supplies water to Hopedale, and Town enforcement of the state Wetlands Protection Act here helps safeguard this shared water supply. Stormwater management is also important to prevent any adverse impacts upon the quality and quantity of waters draining to the Charles from existing and future land uses. The protection of riverfront land can preserve wetlands, floodplains, and wildlife habitats along the Town line, as well as offer potential hiking and biking trails for the residents of Hopedale, Milford, and Bellingham.

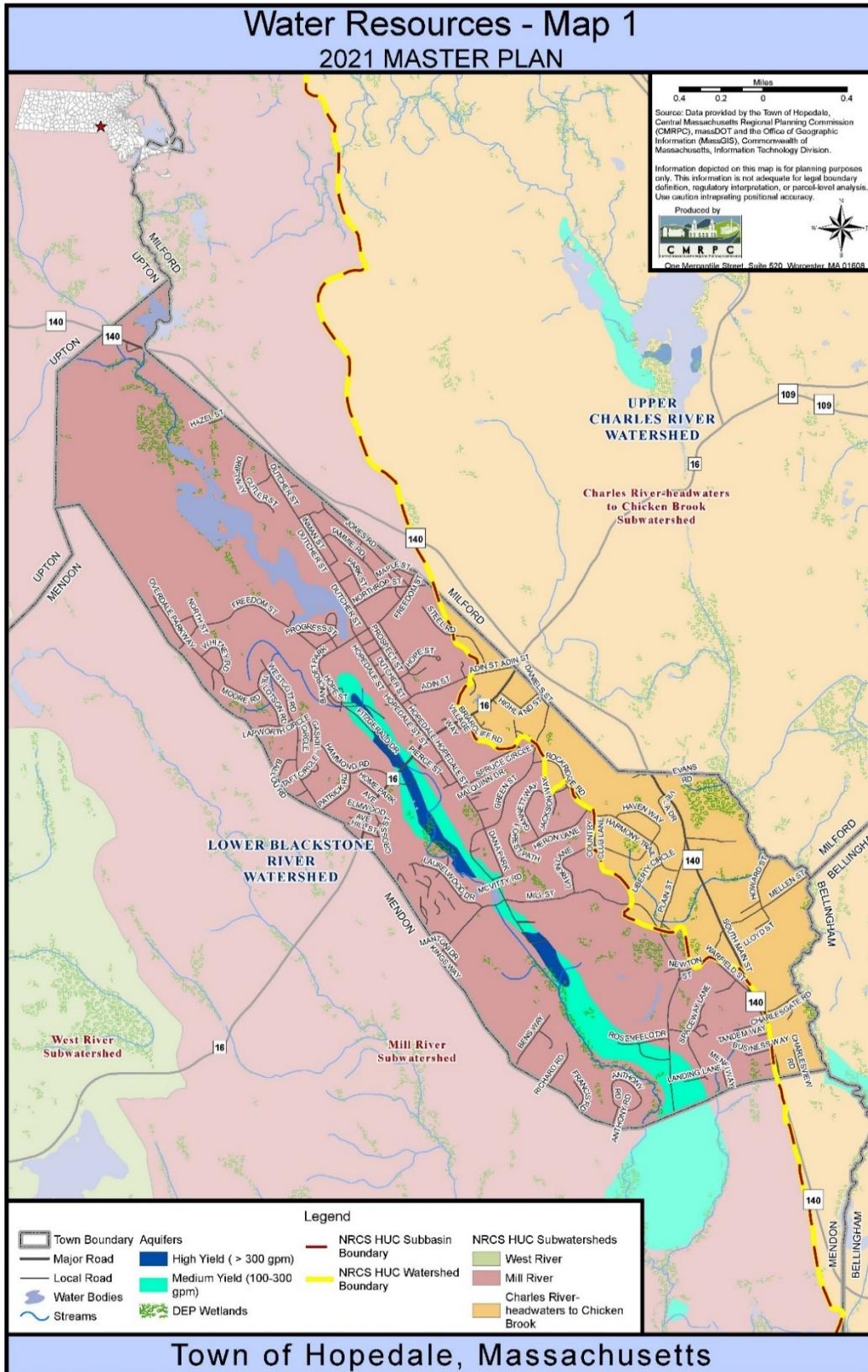
Hopedale Pond

Hopedale Pond is the major water body, which served to power the former Draper Corporation and provide water-based recreation for Town residents. It is a feature of the Parklands, a 273-acre park in the northwest area of Town. The 83-acre warm water pond is located about one mile northwest of the junctions of Route 140 and Route 16. The depth of the Pond averages about 2.5 feet throughout with a maximum depth of 12 feet. Since the early 1990s, there has been concern regarding stagnation and aquatic weeds in the Pond. And in the early 2000s, the Massachusetts Department of Environmental Protection assessed the pond as eutrophic. Hopedale Pond is on the Integrated List of Waters in Category 4c - Impairment Not Caused by a Pollutant. This is the result of infestation by a non-native aquatic macrophyte, which is primarily variable-leaf milfoil. The buildup of aquatic vegetation together with the sediment accumulations from the outflow culverts which enter the Pond have caused a significant reduction in the Pond's ability to adequately store water.

Spindleville Pond

Spindleville Pond is a reservoir located between the Hopedale Wastewater Treatment Plant and Hopedale Country Club. Little freshwater flows into the Spindleville Pond and water levels tend to get lower every year. Runoff from pipes off of Green Street contribute to discharges of phosphorous suds in the pond, and large quantities of milfoil have been observed. In addition to these concerns, there is also bank erosion present at the pond. Wildlife that can be found at this pond include snakes, snapping turtles, blue heron, and otter.

Map OSNRN3. Water Resources Map 1

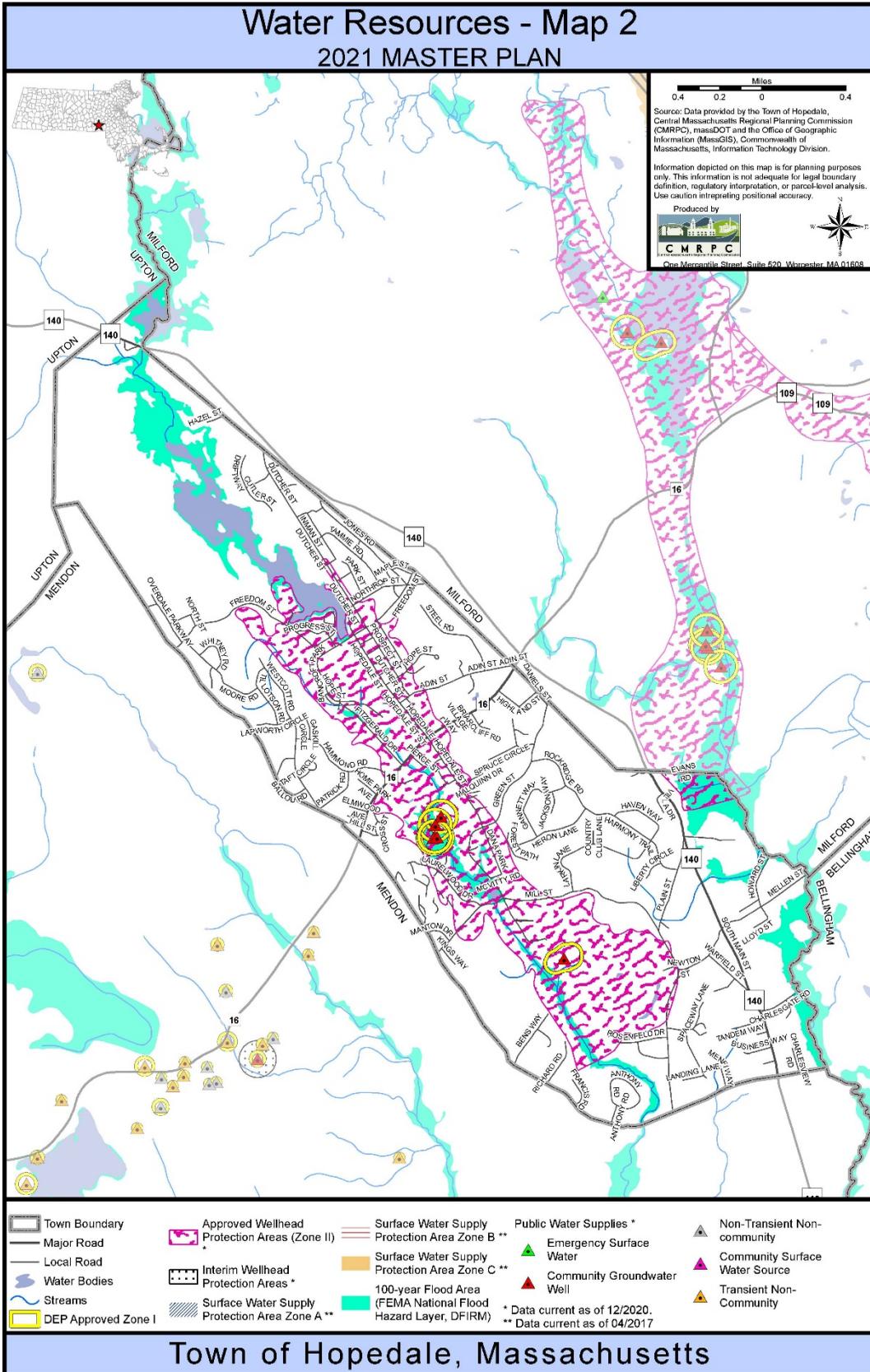


Source: CMRPC, 2022

Map OSRNR4. Water Resources Map 2

Water Resources - Map 2

2021 MASTER PLAN



Source: CMRPC, 2022

Wetlands

In the Town of Hopedale, 11.43% of land is identified as wetland areas. About 7.67% are forested wetlands, 1.66% are emergent wetlands, 1.26% are aquatic bed wetlands, and 0.84% are scrub or shrub wetlands. Various wetlands are scattered throughout Town, though are commonly found adjacent to surface water bodies, such as the Mill River, Charles River, Hopedale Pond, Spindleville Pond, and the many unnamed streams in Town. Types of wetlands will be discussed further in the vegetation sub-section. There are primarily three types of wetlands found in Town: shrub swamp, deep marsh, and wooded swamp (deciduous). **Shrub swamps** are wetland areas dominated by woody plants. They are characterized by saturated soils during the growing season and standing water during certain times of the year. Oftentimes, they are inundated with flood water from nearby rivers and streams. Some of the common species found in shrub swamps are vegetation such as Buttonbush, Willow, Dogwood, and Swamp Rose. In Hopedale, shrub swamp can be found in the northern part of Town above Hopedale Pond, in the Parklands, in the Pinecrest II Conservation Area, in the Hopedale Water Supply Land, and around the Hopedale Industrial Airpark.

Deep marsh is defined as mostly freshwater non-tidal marshes. They frequently occur along streams in poorly drained depressions and in shallow water along the boundaries of lakes, ponds, and rivers. Vegetation commonly found in these areas include lily pads, cattails, reeds, and bulrushes. Common wildlife that can be found in deep marshes are Red-winged Blackbirds, Great Blue Herons, otters, and muskrats. In Hopedale, deep marshes can be found along Hopedale Pond, along Spindleville Pond, in the Hopedale Water Supply Area, and by Rosenfield Concrete off Plain Street.

Wooded swamps are very similar to shrub swamps except for the difference in vegetation. Like shrub swamps, they are inundated with water frequently from nearby surface waters. In years of drought, these wetlands may represent the only shallow water in the area which is critical to the survival of wetland dependent species, such as Wood Ducks, otters, and Cottonmouth Snakes. Some common tree species found in wooded swamps are Red Maple and oak tree species. In Hopedale, wooded swamps are found in a variety of areas along the Mill River, in the southern part of Town along the Mendon border, and in the Hopedale Country Club.

Aquifer Recharge Areas

Aquifers are an underground water-bearing layer of permeable material that will yield water in a usable quantity to a well. Aquifer recharge areas are surface areas that contribute water to a well. In these locations, water can drain into the ground and refill an aquifer. Aquifers are an important source of water, and thus, aquifer recharge areas are vital for water supply protection. The aquifers in Hopedale are located along the Mill River throughout the Town. High yield areas are located on the Hopedale Water Supply Land located off Hopedale Street and are located on Hopedale Country Club land. The Town's Zone II Wellhead Protection District includes a portion of this aquifer area from Hopedale Pond to off Plain Street. Zone II regulations control land uses to prevent contamination of the aquifer that is the primary source for current and future water supply needs in Town. Non potential drinking water source aquifers in Hopedale exist where the Mill River flows along Fitzgerald Drive and Hopedale Village Cemetery. The aquifers in this area are both high and medium yields.

Table OSRNR1: Hopedale Water System	
Zone II#: 494	Susceptibility: High
Well Names	Source IDs
Mill Street Wellfield	2138000-01G
Green Street Well	2138000-02G

Hazardous Material, Underground Storage Tanks, and Landfills

The Soils and Limitations Map shows sites of recorded spills, releases of oil, hazardous materials, and underground storage tanks. Awareness of these sites is important because they are potential sources of water supply contamination. The Massachusetts Department of Environmental Protection (DEP) is responsible for keeping a database and enforcing the cleanup of sites that are contaminated with toxic or hazardous waste. DEP indicates that as of 2022, 50 sites in Hopedale have reported releases of hazardous waste that are in various stages of remediation, the most recent report of which was reported on January 19, 2022. Many of these reported releases occurred at gas and service stations and lasted for a few hours. Those specific releases have been cleaned up and no longer pose a threat to the surrounding area.

The Town of Hopedale has three underground storage tanks located within the Town’s boundaries. Underground storage tanks may pose adverse environmental effects in the event of a spill, leak, or failure. Additionally, there are fourteen sites with regulated facilities within the water supply protection areas. These sites should continue to be monitored by the Town and DEP to prevent any adverse consequences.

Table OSRNR2: DEP Regulated Facilities in Water Supply Protection Areas				
DEP Facility Number	Facility Name	Street Address	Permitted Activity	Activity Class
182001	Cumberland Farms, Inc., #2153	115 Mendon St. and Hopedale	Fuel Dispenser	Fuel Dispenser
182001	Cumberland Farms, Inc., #2153	115 Mendon St.	Generator of Hazardous Waste	Below HW Regulated Thresholds
182001	Cumberland Farms, Inc., #2153	115 Mendon St.	Sewer Connection or Groundwater Discharge	Below IWW Regulated Thresholds
182001	Cumberland Farms, Inc., #2153	115 Mendon St.	Toxic Use Reduction Filer	Below TUR Regulated Thresholds
824	Filfast Corp.	P.O. Box 139 Boyd St.	Ground Water Facility	Groundwater Discharge
981	Hopedale STP	Off Mendon St.	Surface Water Facility	Surface water Discharge
36676	Hopedale Highway Dept.	Depot St.	Generator of Hazardous Waste	Small Quantity Generator of Hazardous Waste
981	Hopedale Wastewater Treatment Facility	Mendon St. Rte. 16	Generator of Hazardous Waste	Very Small Quantity Generator of Waste Oil or PCBs
130902	Rosenfeld Concrete	75 Plain St.	Plant	Air Quality Permit
130902	75 Plain St.	75 PLAIN ST	Fuel Dispenser	Fuel Dispenser

130902	Rosenfeld Concrete	75 Plain St.	Generator of Hazardous Waste	Small Quantity Generator
130902	Rosenfeld Concrete	75 Plain St.	Generator of Hazardous Waste	Small Quantity Generator
130902	Rosenfeld Concrete	75 Plain St.	Sewer Connection or Groundwater Discharge	Very Small Quantity Generator
304260	Ruscitti Chiropractic	54 Hopedale St.	Generator of Hazardous Waste	Very Small Quantity Generator

Floodplains

Flood hazard areas have been identified on and along Hopedale Pond, the Mill River, and Spindleville Pond. These areas are all identified as AE zones. AE flood zones are defined as areas that present a 1% annual chance of flooding, and a 26% chance over the life of a 30-year mortgage, according to FEMA.

The Flood Plain District is an overlay district that encompasses the 100-year flood plain as defined by FEMA. New construction, substantial improvements to existing structures, and earth movement within the Flood Plain District requires a Special Permit from the Planning Board if it determines that the proposed activity will not negatively impact flooding risk. Standards for subdivisions within the Flood Plain District requiring extra flood protections are also provided.

Vernal Pools

Vernal pools are seasonal depression wetlands that are covered by shallow water for variable periods from winter to spring. They may be completely dry for most of the summer and fall, and they can vary in size from small puddles to shallow lakes. The unique environment of vernal pools provides habitat for numerous rare plants and animals that are able to survive and thrive in the harsh conditions of the vernal pool. Many of the plants and animals that thrive in these areas spend the dry season as seeds, eggs, or cysts, and then grow and reproduce when the vernal pools are filled with water again. Vernal pools can also be a vital food source to birds.

Unfortunately, there are no certified vernal pools in the Town of Hopedale. There are 23 potential vernal pools, however. As these potential vernal pools are not officially certified, they do not benefit from added protections. Historically, some of these vernal pools have been lost or negatively impacted by nearby development.

Vegetation and Wildlife Resources

The woods, swamps, ponds, rivers and developed areas in Town provide food and shelter for many species of wildlife and migratory birds. The noteworthy avian species include Bluejay, Chickadee, Downy Woodpecker, White-Breasted Nuthatch, Evening Grosbeak, Pine Siskin, Dark Eyed Junco, Mallard, Black Duck, Wood Duck, Canada Geese, Great Blue Heron, Ruffed Grouse, Ring-Necked Pheasant, American Woodcock, Red-tailed Hawk, Kestrel, Eastern Screech Owl, Great Horned Owl and various swallows, warblers, and flycatchers. The wide variety of mammals include: Grey Squirrel, Red Squirrel, Flying Squirrel, Eastern Chipmunk, Eastern Cottontail Rabbit, Striped Skunk, Virginia Opossum, as well as signs of Mink,

Porcupine, Coyote, Fisher Cat, Red Fox, and White-Tailed Deer. Reptiles and amphibians found in Hopedale include Pickerel Frog, Wood Frog, American Toad, Eastern Newt, Yellow Spotted Salamander, and Garter Snake.

Many common species of fish found in the Mill River and the Charles River, include: Common Carp, Golden Shiner, Longnose Dace, Fallfish, White Sucker, Creek Chubsucker, Yellow Bullhead, Brown Bullhead, Redfin Pickerel, Chain Pickerel, Brown Trout, Brook Trout, White Perch, Pumpkinseed, Bluegill, Smallmouth Bass, Largemouth Bass, Black Crappie, Swamp Darter, Tessellated Darter and Yellow Perch.

Of special note, the Audubon guide reports the unique occurrence of the American Brook Lamprey that is listed as a threatened species in Massachusetts because of its limited distribution and its sensitivity to environmental change. The maintenance of clean, silt-free water, riffle areas for nesting, and backwaters with detritus beds for larval growth will be essential to the continued existence of the American Brook Lamprey in the Mill River. The protection of riparian corridors and the mitigation of impacts from storm water discharges will also be important to sustain the many other fish that now inhabit the Mill River, Hopedale Pond, Spindleville Pond and the Charles River.

Plant life is also rich and varied in Hopedale. Stands of oak, maple, birch, hickory, and pine dominate the landscape. Approximately half of the Town consists of hardwood stands while the rest is primarily a mixture of hardwoods and conifers. Patches of lady slippers, bluets, Canada mayflowers, and white violets are common sites during a summer walk in the woods. Jack-in-the-pulpit, pickerelweed, and arrowhead flowers can be seen in marshy areas. Several shrub swamps which include trees such as Adler can be found, as can a few seasonal shallow and deep marshes.

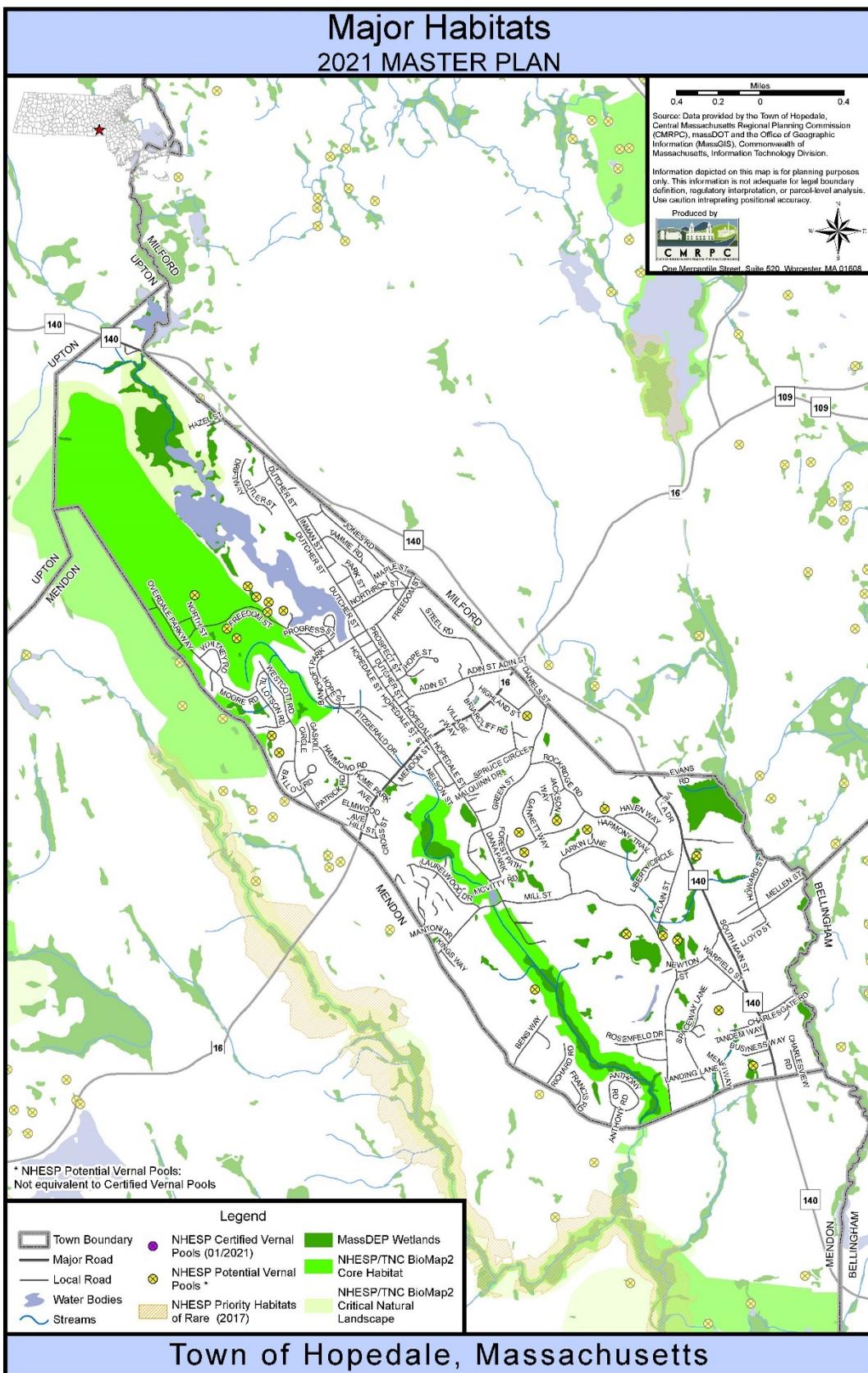
Agricultural Land

The Town of Hopedale had agrarian beginnings that contributed to its history and character; however, agriculture's role is limited in Hopedale currently. There are no large areas of prime farmland in Town. Even though farming is not as prevalent today, the Town does have Zoning Bylaws which encourage agriculture by allowing for commercial farms and orchards by Special Permit.

Forest Land

The Town of Hopedale comprises mainly central hardwood forests, though there are also some transition hardwood stands, some elm-ash-red maple tree stands, and some red-white pine tree stands. Approximately 1,358.99 acres, or 44.72%, of land in Hopedale is covered by deciduous forest. A **deciduous forest** is a biome dominated by deciduous trees, or trees that lose their leaves seasonally. In this region, trees in deciduous forests lose their leaves in the fall and regrow them in the spring. Northeastern deciduous forests are often dominated by oaks (*Quercus*), hickories (*Carya*), tulip poplar (*Liriodendron tulipifera*), American beech (*Fagus grandifolia*), maples (*Acer* spp.), and basswood (*Tilia*) species. Evergreen forests cover 352.57 acres, or 11.60% of land in Hopedale. An **evergreen forest** is made up of evergreen trees, or those that have foliage that remain green and functional for more than one growing season. Northern evergreen forests are often dominated by spruce (*Picea*), pine (*Pinus*), fir (*Abies*), and hemlock (*Tsuga*) species. A large parcel north of the Parklands is enrolled as Chapter 61 Forest Land, but extensive wetlands and steep slopes limit its management for forest products.

Map OSNRN5. Major Habitats



Source: CMRPC, 2022

Rare, Threatened, or Endangered Species

MassWildlife's Natural Heritage and Endangered Species Program (NHEP) maintains a list of rare species throughout the State. Massachusetts has a total of 432 native species that are listed as either Endangered (E), Threatened (T), or of Special Concern (SC). All these species are either at risk or may become at risk of extinction. In Hopedale, there are two wildlife species found on this list: the Bridle Shiner and the Brook Snaketail.

The Bridle Shiner (*Notropis bifrenatus*) is a fish species of Special Concern. It was last most recently observed in Hopedale in 1956, though this is not an indicator of a lack of presence of this species currently. Bridle Shiners are small minnow that are straw colored with a distinct dark lateral band that start at the tip of the snout and end in a spot at the base of the caudal fin. They are found in clear water in slack areas of streams, rivers, and potentially lakes and ponds. Bridle Shiners prefer sites with high coverage of submerged aquatic vegetation along the bottom 25 cm. Threats to the Bridle Shiner include habitat alterations due to turbidity, flow alterations, draining of pounds, and exotic species.

The Brook Snaketail (*Ophiogomphus*) is a dragonfly/damselfly species of Special Concern. It was last most recently observed in Hopedale in 2007, though this is not an indicator of a lack of presence of this species currently. Brook Snaketails are large insects in the dragonfly family known as clubtails. They are characterized by a bright green thorax, eyes, and face. Like other clubtails, the Brook Snaketail swells in the abdomen to form a club that is over half the width of the thorax. Brook Snaketails can be found in clear-bottomed streams with intermittent rapids often in dense woodlands. Alterations of water quality are a threat to this species.

Riparian Corridors

Wildlife corridors can loosely be described as connections across the landscape that link important wildlife habitat. Corridors can vary in size, either smaller connecting habitats within a community, or larger corridors connecting regional landscapes. Wildlife corridors are critical in supporting the natural processes that occur in a healthy ecosystem. These spaces allow a variety of species to move safely across the land finding resources like food, water, and shelter. In Hopedale, there are two notable wildlife corridors: the Mill River and Charles River. The Mill River links tracks of terrestrial and aquatic habitats that are vital to its ecological integrity. In the eastern part of Town, the Charles River connects a series of wetlands.

Core Habitats

Core habitats are identified as key areas that are critical for the long-term persistence of rare species and other Species of Conservation Concern. These areas are also critical in supporting a wide diversity of natural communities and intact ecosystems.

Core 1162

A 162-acre Core Habitat in the southwestern part of Hopedale near the Mill River, featuring a Species of Conservation Concern - the Brook Snaketail (*Ophiogomphus aspersus*). Brook Snaketails are dragonflies whose nymphs can be found in clear, sand-bottomed streams with intermittent rapids, often flowing through dense woodland.

Core 1249

A 3,367-acre Core Habitat in the northwestern part of Hopedale, west and northwest of Hopedale Pond,

featuring Aquatic Core, Wetland Core, and seven Species of Conservation Concern. Aquatic Cores are integrated and functional ecosystems for fish species and other aquatic Species of Conservation Concern. This habitat is identified as intact river corridors within which important physical and ecological processes of the river or stream occur. Wetland Cores are defined as the most intact wetlands in each ecological region of the state. These intact wetlands in diverse settings may be thought of as representing the ecological stage, and are most likely to support a diversity of wetland types over time, even as different plant and animal species shift in response to climate change.

The Species of Conservation Concern contained in Core 1249 include the Climbing Fern, Triangle Floater, Creeper, Oak Hairstreak, American Brook Lamprey, Marbled Salamander, and Eastern Box Turtle. Climbing Fern (*Lygodium palmatum*) does not have the characteristic overall shape of most ferns. Instead, it is an evergreen, ivylike plant which sprawls over the ground or climbs clockwise short distances up shrubs and coarse herbs. Climbing Fern grows in moist pine-oak-maple woods with an open understory, in moist thickets, and along stream margins. This plant prefers acidic soils that are sandy and rich in humus, but nutrient-poor. Triangle Floaters (*Alasmidonta undulata*) are freshwater mussels commonly found in low-gradient river reaches with sand and gravel substrates and low to moderate water velocities, although they are found in a wide range of substrate and flow conditions. Creepers (*Strophitus undulatus*) are freshwater mussels that inhabit low-gradient reaches of small to large rivers with sand or gravel substrates. Cool to warm water with diverse fish assemblages best support Creepers.

In Massachusetts, the Oak Hairstreak (*Satyrium favonius*) inhabits xeric and open oak woodland and barrens on rocky uplands and sandplains. Adults are often found nectaring in dry, open, weedy or scrub areas, such as old fields, clearings, powerline or pipeline cuts, abandoned gravel pits, etc. New Jersey tea (*Ceanothus americanus*), dogbanes (*Apocynum* spp.), milkweeds (*Asclepias* spp.), and blueberries (*Vaccinium* spp.) are favored nectar sources, although others are used. Larvae feed on various oaks (*Quercus* spp.) across the species' range; particular oak species have not been documented in Massachusetts. The American Brook Lamprey (*Lampetra appendix*) is a primitive, eel-like fish. They live in clear, cool streams. Adults spawn in pea gravel substrates, while the larvae live in areas with substrates consisting of fine sand and muck, often in backwaters or stream margins. Adult and juvenile Marbled Salamanders (*Ambystoma opacum*) inhabit upland forests during most of the year, where they reside in small-mammal burrows and other subsurface retreats. Adults migrate during late summer or early fall to breed in dried portions of vernal pools, swamps, marshes, and other predominantly fish-free wetlands. Eggs are deposited under logs, leaf-litter, or grass tussocks and hatch after being inundated by fall rains. Larvae metamorphose during late spring, whereupon they disperse into upland forest. The Eastern Box Turtle (*Terrapene carolina*) is a terrestrial turtle, inhabiting many dry and moist woodland and early successional habitat. Development, roads, collection, and disease are the primary conservation concerns.

Core 1262

A 48-acre Core Habitat in the northeastern part of Hopedale, north and northeast of Hopedale Pond, featuring Wetland Core. Wetland Cores are defined as the most intact wetlands in each ecological region of the state. These intact wetlands in diverse settings may be thought of as representing the ecological stage, and are most likely to support a diversity of wetland types over time, even as different plant and animal species shift in response to climate change.

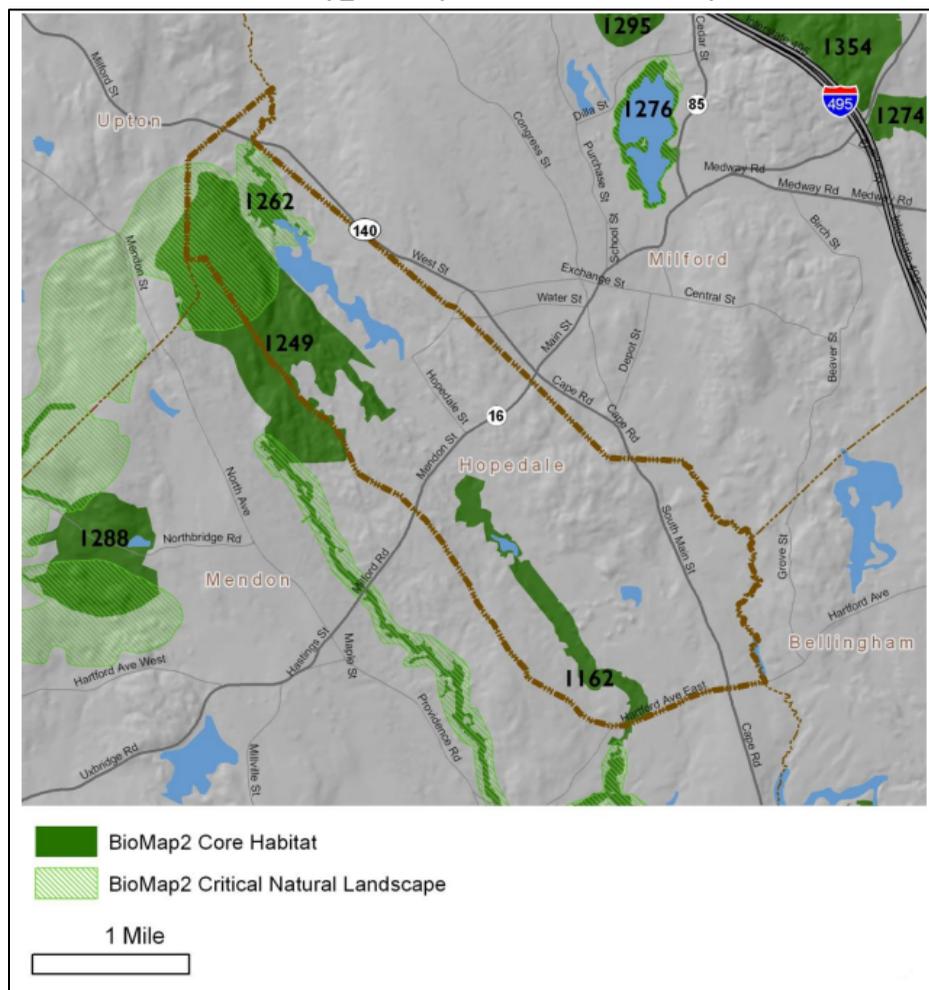
Critical Natural Landscapes

Critical natural landscapes are identified as large natural landscape blocks that are minimally impacted by development. These areas can provide habitat for wide-ranging native species, support intact ecological processes, maintain connectivity among habitats, and enhance ecological resilience to natural and anthropogenic disturbances.

CNL 645

A 2,992-acre Critical Natural Landscape in the northern part of Hopedale, featuring Aquatic Core Buffer, Wetland Core Buffer and Landscape Block. Aquatic Core and Wetland Core are defined on the previous pages. Landscape Blocks, the primary component of Critical Natural Landscapes, are large areas of intact predominately natural vegetation, consisting of contiguous forests, wetlands, rivers, lakes, and ponds, as well as coastal habitats such as barrier beaches and salt marshes. Pastures and power-line rights-of-way, which are less intensively altered than most developed areas, are also included since they provide habitat and connectivity for many species. These large Landscape Blocks are most likely to maintain dynamic ecological processes such as buffering, connectivity, natural disturbance, and hydrological regimes, all of which help to support wide-ranging wildlife species and many other elements of biodiversity.

OSRNR Map_ . BioMap2 Habitats and Landscapes



Source: CMRPC, 2022

Open Space and Recreation Destinations

Town Park

The Town Park is a small active recreation area on the corner of Dutcher Street and Freedom Street. The 6.18-acre park sits northeast of the Parklands and opposite Adin Ballou's historic house. A boulder wall, constructed from stones found on the property, surrounds the park. The Town Park was designed by Warren Henry Manning in the late 1890s to serve the active recreational needs of the Town. Historically, "Draper Field Days" were held on the site from 1901 up until World War II. These field days included activities such as races and pole vaulting. Originally, the park was laid out to improve the site of a former swamp, and to this day, the northeastern portion of the park has a drainage problem. The Town Park hosts a variety of amenities for Hopedale residents and visitors which include a lighted and fenced playground, a lighted bandstand, three lighted tennis courts, a lighted basketball court, a full-size baseball field, and batting cages. The Town holds a yearly Day in the Park event here with craft sales, refreshments, band concerts, and an art show. Seasonal activities at the Town Park include summer concerts, summer recreational programs, arts and crafts programs, and other cultural events. The Junior Varsity and Varsity Baseball teams, and the Hopedale Youth Baseball Babe Ruth teams use the baseball field at the Town Park for their games. The High School Tennis team formerly used the Town Park tennis courts for matches, however, they have been displaced from this facility due to a lack of repair and MIAA regulation compliance.

Parklands

The major conservation and recreation resource is the Parklands, which cover a wide expanse just north of the center. This large nature reserve, developed by the Draper family and donated to the Town is a unique, publicly-owned natural resource in Worcester County. The Parklands are a treasured feature of the Town and protecting their integrity is one of the Town's highest priorities. This 179.68-acre park is located in the northwestern part of Town and encompasses Hopedale Pond. It was designed in the late 1890s by Warren Henry Manning to serve as a passive recreational resource for the Town. The Parklands were designed to keep the pond and the surrounding open spaces as natural as possible. In addition to Hopedale Pond, other amenities that the Parklands provide include the Willard Taft Nature Trail, hiking and biking opportunities, wildlife observing, picnic areas, and campfire areas by special permit. Along with hiking trails and diverse wildlife habitats, the Parklands provide a wooded buffer that protects the health of the Mill River and preserves the very scenic quality of Hopedale Pond.

Hopedale Pond and Town Beach

Along with the Parklands, Hopedale Pond is often regarded as one of the 'crown jewels' of the Town. Hopedale Pond is an 86-acre, shallow, warm-water impoundment of the Mill River system. It is located about one mile northwest of the junctions of 140 and 16. This area was dammed a century ago to power the mills nearby. In 1904, a bathing beach was improved at Hopedale Pond for swimming and a bathhouse was constructed. However, in 2010, the Town Beach was closed for swimming due to rising costs for maintenance. The watercolor of the pond tends to be browner, and average depths of the pond are about 2.5 feet. A drop-off boat ramp is accessible to the public and accommodates small boat trailers. No gas motors are allowed on the pond though; only electric motors are allowed. Residents have enjoyed fishing at Hopedale Pond; however, extensive aquatic growth has become a potential obstacle to fishing at this resource during mid-summer. In addition to fishing and boating activities, there is also a segment of trails that makes its way around the Pond for a unique hiking opportunity.

Phillips Field (Formerly Mellen Field)

Phillips Brothers Memorial Field, formerly known as Mellen Field, is 29.21 property under the stewardship of the Parks Commission. Historically used as a farm, Phillips Field is now used for active recreation with two softball fields, a soccer field, a playground, and an open space area. The Hopedale Girls Youth Softball program utilizes the field for games.

Adin Ballou Park

Adin Ballou Park is a 22.651 square foot historical site and monument. The monument commemorates the Town's founder, Adin Ballou, and signifies the original site of the Ballou home. A plaque describing the Town's utopian and industrial origins sits at the park. Adin Ballou Park is one of seven stops along Hopedale's historical walking and biking tour.

Lot A

Lot A is a recreation and green space that was set aside when the Harmony neighborhood was developed. The Recreational Field Ad Hoc Committee examined the lot for use to add to their recreation inventory, though it was found to be limited for youth sports use due to its size and topography. The lot is currently used by the Highway Department for storage of road salt and other materials.

Adin Street Triangle

Adin Street Triangle, a 1.08-acre open space lot, is located at the intersection of Adin Street and Mendon Road near the Milford Town line. It was formerly used as a garden site, though now it serves as a scenic view.

Draper Field

Draper Field is a privately-owned minor-league baseball field. Located on 28.3 acres of reclaimed swampland, it first opened in 1948 and was compared with Fenway Park back in its day. The High School's Field Hockey and Cross-Country teams, and the Little League use the area for their meets and games. Swampy conditions often limit use of this field.

Hopedale Country Club

Hopedale Country Club, established in 1953, is a semi-private 9-hole golf course. It was designed by world renowned architect, Geoffrey Cornish. The Club offers a Pro Shop, warm-up driving range, practice green, a clubhouse with a dining room, and scenic views. Hopedale Country Club offers a variety of different memberships or daily rates for use of the facilities.

Hopedale Community House

The Hopedale Community House is a facility managed by Hopedale Community House, Inc., a private non-profit organization. Located on Hope Street, the Community House was a gift from the Draper Family to Hopedale residents and has been in use since August 1923. George A. Draper gifted this facility to the Town as he believed there was need for a proper community center in the Town that could provide social and recreational opportunities. The Hopedale Community House amenities include a Club Room, Senior Center/Council on Aging space, Ladies Social Room, Main Hall, and a Multi-Purpose Room. Additionally, the facility has a five-lane bowling alley, two pool tables, a ping pong table, and a kitchen. The Town and schools host a number of programs at the Community House, including men's and women's bowling leagues, adult

pickleball, yoga, barre, Pilates, Zumba, and other strength and conditioning classes. Programs are available to members of the Hopedale Community House at a fee, and the amenities within the facility are available for private rental.

In the 1950s, another member of the Draper Family gifted the **Draper Gymnasium** to the Town as well. This gymnasium was meant to expand the recreational opportunities in the Town. The George A. Draper Gymnasium sits adjacent to the Hopedale Community House on Dutcher Street. It is used for voting, for the school's physical education classes, and for use by the school's athletic teams. Additionally, adult basketball and adult volleyball programs are hosted at the Draper Gym, which residents and non-residents can participate in at a fee.

Community Events

Day in the Park

The Town of Hopedale hosts the Day in the Park event annually at Draper Park located between Freedom, Dutcher, and Northrop Streets. The family friendly event features art shows, entertainment, crafts, community groups, and food.

Hopedale Fairy Walk

The Hopedale Fairy Walk is an annual event hosted by the Friends of Historic Hopedale and the Hopedale Parks Commission. At this event, the Parklands are transformed into an enchanted forest with temporary homes for fairies, gnomes, trolls, elves, and other magical folk. Participants stroll along the pathways of the Parklands, discovering magical homes, doors, and fairies tucked into the landscape. The Fairy Walk takes place on a one-mile stretch of the blue trail between the Bath House and the Rustic Bridge.

Hopedale Spooktacular 5K

The Hopedale Spooktacular 5K is an annual event hosted by the Friends of Historic Hopedale that occurs around Halloween. Runner or walkers who participate in the event are encouraged, but not required, to wear costumes. Prizes are awarded to the top male and female runners in a variety of age brackets, and an award is given to the best overall costume. The 5K course consists of long flats, up and down hills.

Hopedale Scarecrow Fest

Hopedale Scarecrow Fest is an annual event hosted by the Friends of Historic Hopedale and the Hopedale Community House that occurs on Halloween. Hopedale families, organizations, and businesses can participate in this event by building their own creative scarecrow. Around Halloween, the scarecrows submitted to the event are judged, and other celebrations, treats, and local vendors are enjoyed. The scarecrows typically remain on display through the first week of November.

Hopedale Gobble Wobble 5K

The Hopedale Gobble Wobble 5K is another annual 5K hosted in Town. This 5K is hosted by the Hopedale Fire Department and Hopedale Police Department and proceeds from the race help fund equipment and tools for both departments. The race begins at the Hopedale Fire Department, continues into the Parklands and around Hopedale Pond, and ends back at the Fire Department. Medals are awarded to the top male and

female runners in each age bracket.

Downtown Winter Stroll

Annually, the Town of Hopedale hosts the Downtown Winter Stroll in December. The stroll stops at many sites along Hopedale Street and Dutcher Street, including many historic buildings such as the Draper Gym, Hopedale Community House, Bancroft Memorial Library, Hopedale Unitarian church, Union Evangelical Church, and the Little Red Shop Museum. The event showcases work from local vintage vendors, hand makers, artisans, food vendors, and other mobile shops. Entertainment includes live music, costumed characters, outdoor movies, and carolers roaming the streets. The event closes with the annual tree lighting and Santa visit at the Hopedale Community House.

Other Events

The Parks Commission hosts a number of other recreational activities throughout the year including summer band concerts, movie nights, a Girl Scout camp out, fishing tournaments, and a winter pond bonfire.

Inventory of Conservation and Recreation Lands

State Lands

In the Town of Hopedale, the only permanently protected lands that the Commonwealth of Massachusetts owns is a small parcel on the town line that is part of Upton State Forest. The Upton State Forest is a 2,660-acre forest located almost entirely in Upton, with approximately 3.61 acres in Hopedale. Visitors of Upton State Forest can enjoy hiking, cross-country skiing, hunting, mountain biking, snowmobiling, horseback riding, or can explore remnant historic structures at this property.

Table OSRNR3: Open Space Under State Ownership	
Property	Acres
Upton State Forest, DCR - Division of State Parks and Recreation	3.607183

Municipal Lands

The Town of Hopedale owns 652.76 acres of land with conservation and recreation interest. Management for these lands is split among the Conservation Commission, Water Department, Parks Commission, and School Department, and public access varies from site to site. The purposes of these lands range from water supply protection, conservation, recreation, and athletic fields.

Table OSRNR4: Municipally Owned Lands of Conservation and Recreation Value					
Site Name	Managing Agency	Purpose	Public Access	Protection	Acres
Gen Draper High School	Town of Hopedale School Department	Recreation	Limited Public Access	Limited	4.935
Hopedale Country Club	Town of Hopedale	Recreation	No Public Access	Perpetuity	193.652
Hopedale Memorial School	Town of Hopedale School Department	Recreation	Limited Public Access	Limited	10.094

Hopedale Park	Town of Hopedale Parks and Recreation	Recreation	Full Public Access	Perpetuity	6.274
Hopedale Pond and Parklands	Town of Hopedale Parks and Recreation	Recreation	Full Public Access	Perpetuity	312.791
Hopedale Water Supply Land	Town of Hopedale Water Department	Water Supply	No Public Access	Perpetuity	29.262
Mellen St. Playground	Town of Hopedale Conservation Commission	Conservation	Full Public Access	Perpetuity	14.815
Pinecrest Conservation Area	Town of Hopedale Conservation Commission	Conservation	Full Public Access	Perpetuity	50.431
Pinecrest II Conservation Area	Town of Hopedale Conservation Commission	Conservation	Full Public Access	Perpetuity	43.468
Water Supply Land	Town of Hopedale Water Department	Water Supply	No Public Access	Perpetuity	9.09

Private Lands of Interest

Conservation Restrictions

A conservation restriction (CR) is a legal document, which extinguishes development rights and ensures a particular property will remain as open space. It is a permanent deed restriction, recorded with the Registry of Deeds, and binding on all future owners of a parcel. It identifies the important ecological features of the property and the public benefit which results from preserving the natural condition of the land. Conservation restrictions may be granted by public or private landowners to qualified organizations. The property owner retains ownership of the land and may sell or bequeath the preserved land with all restrictions in place. There are two active CRs in the Town of Hopedale. Both are owned and managed by private landowners. In total, there are 18.35 acres of land held in Conservation Restrictions. The table below shows the CRs in Town.

Chapter 61 Lands

Many private landowners in Massachusetts participate in voluntary Chapter 61 programs that benefit forestry, agriculture or open space uses. Owners who use ten or more acres of their land for forestry purposes can enroll in the Chapter 61 program, which allows a 95% reduction in property taxes. Owners who use five or more acres of their land for agriculture can enroll in the Chapter 61A program, and owners who use five or more acres for open space/recreation can enroll in the Chapter 61B program. The Chapter 61A and 61B programs also allow a reduction in property taxes. Communities have the right of first refusal on Chapter 61 lands if owners sell or convert to residential, commercial, or industrial uses (unless it is a residential use for a family member).

Private stewardship of lands preserves open fields, productive forests, and scenic stream valleys in many communities. Often, Chapter 61 lands have been owned by families for generations and have important places in local history. A town's right of first refusal on Chapter 61 properties is an important conservation and recreation opportunity. To be prepared, a town should have a policy and a well-defined process for working with a Chapter 61 landowner who decides to divest the property.

In Hopedale, several properties have been removed from Chapter 61 programs in recent years, and many forests and farms have been lost to development. However, there is still one Chapter 61 property and two Chapter 61B properties in Town. In total, the Town of Hopedale has 188.9 acres of land listed as Chapter lands. Of those, 155.24 acres are Chapter 61 (Forestry), and 33.66 acres are Chapter 61B(Recreational).

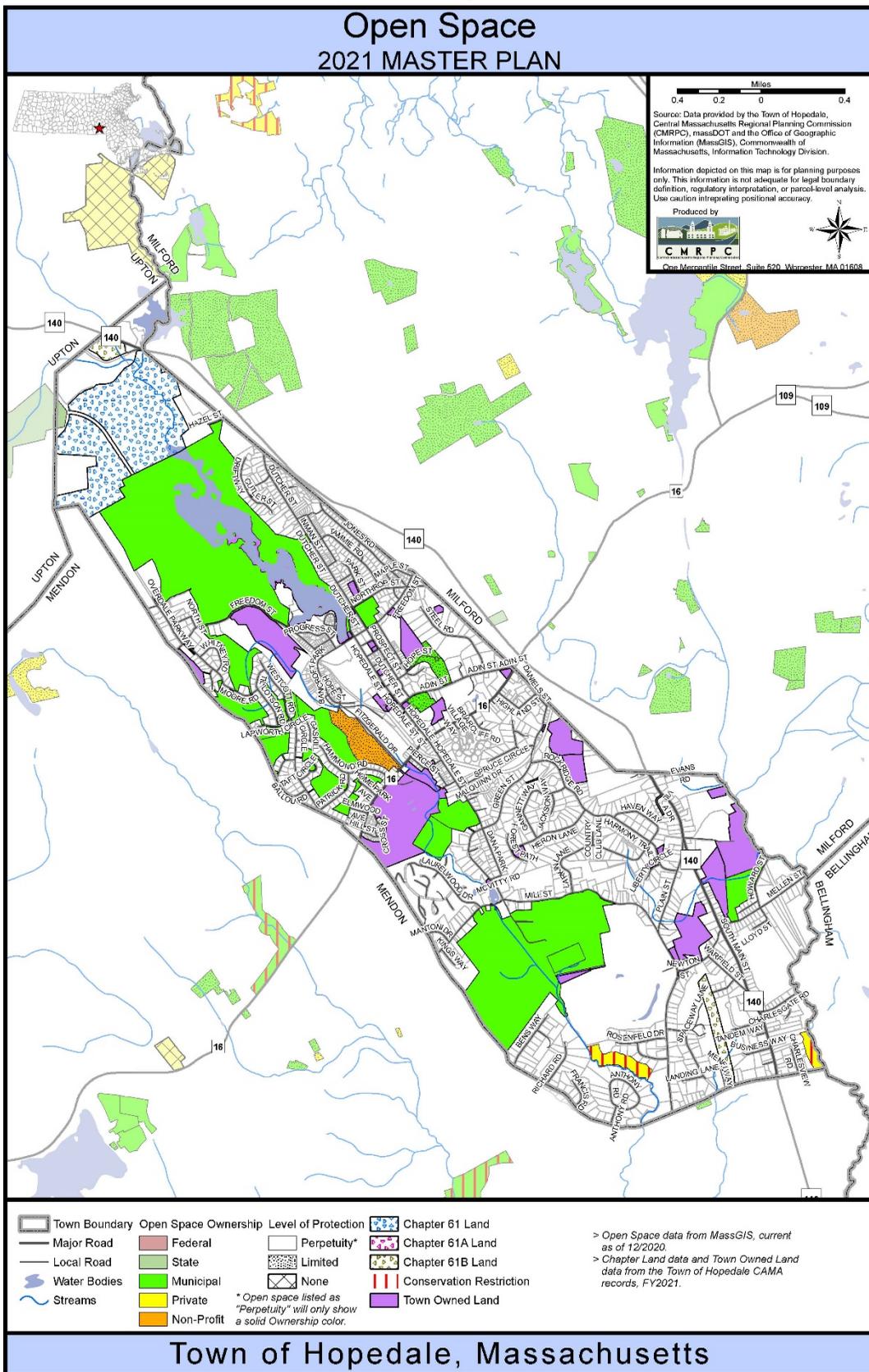
Table OSNR5: Private Open Space	
Property	Acres
Conservation Restrictions	
Psp CR	12.16
Olde Hartford Village CR	6.18
Chapter 61	
046 2-5-0	155.24
Chapter 61B	
018 2-12-0	8.95
084 25-20-0	24.71
Non-Profit	
Hopedale Village Cemetery	23.48

Non-Profit Lands

It is common to find additional lands of conservation and recreation value under the ownership of private or non-profit landowners. In the Town of Hopedale, a non-profit holds ownership of the Hopedale Village Cemetery, which covers approximately 23.48 acres. The Hopedale Village Cemetery is a historic feature of the Town. In 1845, it was identified that an area dedicated for burial purposes was needed in the Town. At that time, it was decided that the former Cook Farm be converted into the burial ground, which is now called the Hopedale Village Cemetery. And in 1847, it was voted to plan and number future burial plots at the cemetery.

Aside from the Hopedale Village Cemetery, there are no other non-profit and land trusts with designated conservation and recreation lands in Town.

Map OSRNR6. Major Habitats



Source: CMRPC, 2022

Issues and Opportunities

Environmental Challenges

Erosion, Sedimentation, and Forestry

Erosion is defined as a geological process in which earthen materials wear away and are transported by natural forces, such as wind or water. Agents of erosion can include rainfall, bedrock wear, wind abrasion, groundwater processes, and mass movement processes in steep landscapes. Though erosion naturally occurs, human activities can increase the rate and severity at which erosion occurs. In the Town of Hopedale, erosion was identified along the banks of the Mill River and along the shorelines of Hopedale Pond and Spindleville Pond.

Sedimentation is the geologic process of the deposition of sediments. It is accomplished by decreasing the velocity of water to a point at which particles will no longer remain in suspension, and gravity moves them down from the water flow as sediment on the waterbody floor. Particle size, water temperatures, and currents can all have impacts on sedimentation. Hopedale Pond is impacted by sediment accumulation at outflow culverts which enter the Pond. This has caused a significant reduction in the Pond's ability to adequately store water.

The Town of Hopedale has an elected, part-time Tree Warden. The Tree Warden is tasked with caring for and controlling all of the public shade trees, shrubs, and growths in Town, except those within a state highway, and those in public parks or open spaces under the jurisdiction of the park commissioners. Public shade trees give many benefits to a community including providing habitat for wildlife, improving overall air quality and energy conservation, reducing CO₂, aiding in stormwater control, reducing surface ground temperatures, and increasing property values. In Hopedale, public shade trees have been identified as particularly vulnerable, especially with more frequent and intense storms. These trees are threatened by drought conditions, strong winds, lightning, heavy snow, and invasive pests. Without a sustainable tree trimming program or a removal and replacement program, many of these street trees are at risk of dying and falling, impacting roadways, or causing power outages. Public shade trees are of particular concern along Adin Street, Dutcher Street, and Freedom Street in Hopedale.

Chronic Flooding, Stormwater Management, and Pollution

Chronic inundation is defined as flooding that occurs 26 times per year, or more, on average. In the Town of Hopedale, several areas of Town were identified as vulnerable to chronic flooding. Flooding and icing concerns are present along Green Street, Rockridge Road, Adin Street, Cemetery Street, and Hope Street. The area surrounding the Airpark and Industrial Park are also unable to handle stormwater and flood often. Due to old, historic, or undersized culverts, Cook Street, Dutcher Street, Mendon Street, and Route 16 are also impacted by chronic flooding.

Historically, Hopedale's water supply has been contaminated with polyfluoroalkyl substances (PFAS). In the past, one of the Town's four water wells had to be shut down due to PFAS contamination. The three other water sources are near the Maximum Contaminant Level, and there is concern that these will inevitably need to be shut down as well.

New Development

Due to Hopedale's small size and historic industrial roots, the Town is almost entirely built out already. Therefore, there is not much additional opportunity for traditional development. Though there is no apparent opportunity for new development, the Town could be at risk of losing open space or encroaching on natural resources to accommodate new development and housing.

Climate Change and Resiliency

The Town of Hopedale, along with the other communities in the Commonwealth of Massachusetts have been and will continue to feel the effects of climate change. In the Blackstone River Basin, it is projected that annual days below freezing will decrease, causing rising temperatures in the winter with precipitation falling as rain, freezing rain, or sleet. Winter storms that do occur will result in heavier and more severe snow and ice storms. Winter and spring months are expected to see increases in rainfall by up to 1-4 inches by the end of the century. As heavy rainfall events become more frequent, overbank flooding will occur from rainfall and snowmelt, and piped infrastructure may back up or fail. In the summer and fall, precipitation may increase, and it is projected that the highest number of consecutive dry days will occur during these months. Additionally, it is projected that there will be an increase of 8 to 29 days annually over 90 degrees Fahrenheit by mid-century, and an increase of 11 to 69 days by the end of the century. As temperatures rise and the frequency of drought increase, these months could be at more risk from wildfires or negative impacts to the public water supply. Energy usage will also increase during these months as air conditioning will need to be used more to cool buildings and protect residents from negative heat related health impacts. The ecosystem is also projected to be impacted by climate change, as changes in temperature and precipitation will force native species to move north out of their range to find a climate better suited to their survival. As native species move north, invasive species and pests will continue to move into the regional environment, disrupting ecosystem processes.

To combat these challenges and negative effects, the Town of Hopedale needs to proactively plan for the impacts of climate change. The Town is an MVP Designated Community and has already gone through the initial step of identifying its most vulnerable areas. In the coming years, the Town should work to improve the resiliency of the Town by completing the recommended actions identified during the MVP Planning process. Seeking funding from MVP Action grants could assist in these resilience building efforts.

Condition of Existing Recreational Resources

Though there are a number of existing recreational facilities, areas, and programs, many of these resources have not been well maintained or have suffered a degradation in quality and use due to negative impacts from development or the environment. Phillips Field, Draper Field, and Hopedale Pond are some of the most notable resources that have suffered from a decline of functionality. Phillips Field, which is utilized by the softball program, is not a regulation size, impacting the usability of the field by the High School. Draper Field has issues with drainage on the baseball fields and in the parking lots, often leaving them inaccessible and unusable. And invasive aquatic growth in Hopedale Pond has impaired the waters and prevented public swimming. While non-motorized boating and fishing is still allowed on the Pond, the aquatic vegetation can pose an obstacle to these activities. At the Parklands, the grills and picnic tables are not upkept, leaving them largely unusable, and the signage around the property is unclear and confusing. It was also noted that the Town playground needs to be updated. It is outdated, floods often, and needs to be modernized to restore its function. Currently, there is a sand flooring at the playground, which should be removed and replaced with a soft flooring to lessen negative health risks.

In addition to these many issues, most of the recreational resources in Town are inaccessible to walkers, bikers, and especially to disabled persons. Due to a lack of sidewalks or bike lanes throughout Town, many residents utilize the recreational facilities that are closest to them, leaving gaps in recreation access. There is a desire to link the different areas of Hopedale together with a paved cross-town trail or pathway. Installing signage to highlight the locations of various recreational resources across Town should improve accessibility and usage as well.

Grants and Programs

Agricultural Preservation Restrictions

An agricultural preservation restriction (APR) is similar to a conservation restriction except it is utilized to protect farmland. The APR program allows owners of high-quality active farmland to be paid in order to extinguish the development rights on their farms. In certain circumstances, APRs can be donated to or purchased by municipalities or conservation organizations. The main objective of the APR program is to protect prime farmland with deed restrictions and revitalize the agricultural industry by making land more affordable and financially secure to farmers. There are no active APRs in the Town of Hopedale. Educating landowners about this program could aid in preserving farmland left in Town.

State Land and Recreation Funding Programs

The Massachusetts Executive Office of Energy and Environmental Affairs and the Department of Conservation and Recreation offer various grants and loans for land and recreational projects. The Town of Hopedale can consider applying for certain programs or partner with local organizations on their applications.

Drinking Water Supply Protection Program

The DWSP grant program provides financial assistance to public water systems and municipal water departments for the purchase of land in existing Department of Environmental Protection (DEP)-approved drinking water supply protection areas, or land in estimated protection areas of identified and planned future water supply wells or reservoirs. Eligible projects include 1) purchase of land in fee; 2) purchase of a Conservation Restriction (CR); or 3) purchase of a Watershed Preservation Restriction (WPR). This is a reimbursement grant program. The reimbursement rate for this grant is 50% of the total approved project cost, meaning that the municipality must fund the remaining 50% from non-state funding sources.

Local Acquisitions for Natural Diversity (LAND) Grant Program

The LAND Grant Program helps cities and towns acquire land for conservation and passive recreation purposes. The grants reimburse cities and towns for the acquisition of land in fee or for a Conservation Restriction. The reimbursement rate for this grant is 52 – 70% of the total project based on the applicant municipality's equalized valuation per capita decile rank, meaning that the municipality must fund the remaining percentage from non-state funding sources. Successful grant applicants that purchase real property interests for open space or recreational purposes using the Community Preservation Fund must record permanent CRs approved by the Secretary of EEA on all such properties. CRs must be recorded prior to reimbursement by EEA.

Parkland Acquisitions and Renovations for Communities (PARC) Grant Program

The PARC Program was established to assist cities and towns in acquiring and developing land for park and outdoor recreation purposes. These grants can be used by municipalities to acquire parkland, build a new park, or to renovate an existing park. This is a reimbursement grant program. The reimbursement rate for this grant is 52 – 70% of the total project based on the applicant municipality's equalized valuation per capita decile rank, meaning that the municipality must fund the remaining percentage from non-state funding sources. Successful grant applicants that purchase real property interests for open space or recreational purposes using the Community Preservation Fund must record permanent CRs approved by the Secretary of EEA on all such properties. CRs must be recorded prior to reimbursement by EEA.

Conservation Partnership Grant Program

The Conservation Partnership Grant Program can help not-for-profit groups (IRS 501(c)(3) organizations) acquire interests in land for conservation or recreation purposes. Municipalities cannot apply for this grant program. Potential projects fall into one of two categories: 1) Acquisition of the fee interest in land or a conservation restriction or 2) Due diligence for land or a conservation restriction that was donated to you.

Landscape Partnership Grant Program

This program seeks to protect large blocks of conservation land. Local, state, and federal government agencies and non-profit groups can use this grant to work together to protect at least 500 acres of land. Towns with fewer than 6,000 residents can also receive a grant to build a park or playground. Eligible projects include 1) purchase of land in fee simple for conservation, forestry, agriculture, or water supply purposes; 2) purchase of a Conservation Restriction (CR); 3) purchase of an Agricultural Preservation Restriction (APR); 4) purchase of a Watershed Preservation Restriction (WPR); or 5) construction of a park or playground. This is a reimbursement grant program. The reimbursement rate for this grant is 50% of the total approved project cost, meaning that the municipality must fund the remaining 50% from non-state funding sources.

Massachusetts Land and Water Conservation Fund Grant Program

The Federal Land and Water Conservation Fund provides up to 50% of the total project cost for the acquisition, development, and renovation of parks, trails, and conservation areas. This is a reimbursement grant program. The reimbursement rate for this grant is 50% of the total approved project cost, meaning that the municipality must fund the remaining 50% from non-state funding sources.

MassTrails Grants

MassTrails provides matching grants to communities, public entities, and non-profit organizations to plan, design, create, and maintain the diverse network of trails, trail systems, and trails experiences used and enjoyed by Massachusetts residents and visitors. Applications are accepted annually for a variety of well-planned trail projects benefiting communities across the state. This is a reimbursement grant program, meaning grantees must first pay for expenditure and then submit for reimbursement using the required documentation. The reimbursement rate for this grant is 100% of the total approved project cost. This is also a matching grant program, which requires that proponents provide a match of a minimum of 20% of the total project cost.

Resiliency Funding Programs

As noted above, a changing climate will have significant impacts to the Town of Hopedale. More intense storms, frequent rainfall, and rising temperatures will lead to more chronic flooding in winter and spring

months. Conversely, more consecutive dry days and extreme temperatures will lead to higher risks of droughts and wildfires. It is very important for the Town of Hopedale to proactively plan for these changes so that the community is better prepared to adapt. There are a number of tools that the Town can utilize to become a more resilient community.

Municipal Vulnerability Preparedness Action Grant Program

The Municipal Vulnerability Preparedness (MVP) grant program provides support for cities and towns in Massachusetts to begin the process of planning for climate change resiliency and implementing priority projects. The Town of Hopedale is already a designated MVP Community and is eligible to apply for Action Grant funding. The Town should review the recommended actions listed in the MVP Summary of Findings Report and apply for future grant rounds. This is a matching grant program, which requires that proponents provide a match of a minimum of 25% of the total project cost using cash or in-kind contributions.

Hazard Mitigation Assistance Grant Program

The Massachusetts Emergency Management Agency's Hazard Mitigation Assistance Grant Program provides funds to assist state agencies, local governments, federally recognized tribes, and certain non-profit organizations to implement long-term, all-hazards related mitigation measures after a major disaster declaration. A non-federal cost share is required for all sub-applications funded under the Hazard Mitigation Assistance Grant program and may consist of cash, donated or third-party in-kind services, materials, or any combination thereof. The cost share is 75% federal and 25% non-federal. The Town of Hopedale is in the process of updating its Hazard Mitigation Plan and will become eligible to apply for this grant program after December 2022.

Building Resilient Infrastructure and Communities

FEMA's Building Resilient Infrastructure and Communities (BRIC) supports states, local communities, tribes, and territories undertake hazard mitigation projects, reducing the risks they face from disasters and natural hazards, through a nationally competitive program that enables large infrastructure projects. A non-federal cost share is required for all sub-applications funded under the Hazard Mitigation Assistance Grant program and may consist of cash, donated or third-party in-kind services, materials, or any combination thereof. The cost share is 75% federal and 25% non-federal. The Town of Hopedale is in the process of updating its Hazard Mitigation Plan and will become eligible to apply for this grant program after December 2022.

Agricultural Climate Resiliency & Efficiencies Program

The Agricultural Climate Resiliency & Efficiencies (ACRE) program is a competitive, reimbursement grant program that funds materials and labor for the implementation of practices that address the agricultural sector's vulnerability to climate change, improves economic resiliency, and advances the general goals identified in the Massachusetts Local Action Food Plan. Maximum funding per project applicant is 80% of the total project costs up to \$50,000.

Regional Partners

As a small community with an already limited staff and volunteer base, the Town of Hopedale may not have the needed capacity to accomplish the many goals listed in this chapter or the rest of this plan. Building partnerships with regional partners could benefit the Town by providing technical expertise and connections to surrounding communities that may be struggling with similar environmental issues.

Blackstone Watershed Association

The Blackstone Watershed Association (BRWA) is an all-volunteer, nonprofit, grassroots organization that was established in 1969 to protect the Blackstone River and associated watershed. The BRWA has played a critical role in cleaning up and protecting the Blackstone River. Its mission is to engage, educate, and advocate for improved water quality in the Blackstone River watershed. To complete its mission, the BRWA engages the public in watershed stewardship activities, educates members, supporters, and residents on watershed protection strategies, and advocates to local residents, community leaders, non-profit partners, and state regulators to take actions that will help to ensure our waterways continue to provide healthy habitat and enjoyable recreational opportunities.

Blackstone Watershed Collaborative

The Blackstone Collaborative is an umbrella organization that encompasses a network of watershed associations, land trusts, universities, federal/state/local agencies, consultants, and other stakeholders who understand that a healthy watershed is vital to support the ecology, economy, and culture of the region. The Collaborative was developed in 2021 to implement the priority goals identified within the Blackstone Needs Assessment Report, which was the product of a planning process led by the Narragansett Bay Estuary Program. It is the mission of the Blackstone Collaborative to promote equity and improve the Blackstone watershed for everyone that lives in, works in, and enjoys the region.

Charles River Watershed Association

The Charles River Watershed Association (CRWA) was formed in 1965 by a group of concerned residents in response to public concern regarding the declining condition of the Charles River, making it one of the country's oldest watershed organizations. It is the mission of the CRWA to protect, restore, and enhance the Charles River and its watershed through science, advocacy, and the law. The CRWA works towards this mission by developing science-based strategies to increase resilience, protect public health, and promote environmental equity to confront a changing climate.

Summary of Goals and Strategies

Goal 1: Ensure accessibility of open space and recreation opportunities for people of all capabilities.

- Objective 1: Identify areas in Town that are lacking in accessibility and take corrective action.
 - Action item: Ensure that all of the Town’s facilities and recreational areas are included in the future town-wide ADA Self-Assessment and Transition Plan.
- Objective 2: Improve walkability and bikeability of the Town
 - Action item: Identify trails at the Parklands to resurface for accessibility. Resurface accordingly.
 - Action item: Construct bike lanes in high traffic areas of Town to allow for safe and protected biking opportunities.
 - Action item: Add benches and picnic areas along the Parkland trails so that pedestrians and bicyclists have areas to rest.
- Objective 3: Eliminate communication barriers.
 - Action item: Update signage at trails and parks around Town to include other languages.
 - Action item: Update signage and wayfinding at the Parklands to be clear and easily understood.

Goal 2: Improve and maintain existing open space and recreation opportunities.

- Objective 1: Manage and restore existing fields, courts, and other active recreation facilities.
 - Action item: Increase recreation facility staffing and plan for future staffing needs at recreational facilities.
 - Action item: Improve drainage at Draper Field and Town Park.
 - Action item: Identify additional active recreation facilities in need of repairs or upgrades.
 - Action item: Update or relocate the tennis courts so that they meet regulation standards.
 - Action item: Provide and maintain fields that are adequate for field hockey.
 - Action item: Ensure the recreational facilities are part of the future facilities maintenance schedule.
 - Action item: Establish Park Director position to oversee maintenance and manage park activities and schedules.
- Objective 2: Increase utilization and awareness of open space and recreation opportunities.
 - Action item: Promote and update information at Town historical sites.
 - Action item: Create a new resident “welcome packet” highlighting the services that the Town provides as well as all of the facilities and programs that residents can take advantage of.
- Objective 3: Manage and restore existing passive recreation opportunities.
 - Action item: Maintain the Parklands trails.
 - Action item: Identify and implement relevant stormwater Best Management Practices at the Parklands.
 - Action item: Upgrade the playgrounds in Town to improve functionality and use.
 - Action item: Restore and improve aquatic activities at Hopedale Pond and Spindleville Pond.
 - Action item: Identify additional passive recreation locations in need of repair or upgrades.

Goal 3: Develop new open space and recreation opportunities.

- Objective 1: Provide plentiful active recreation opportunities by maintaining and developing new

fields, courts, and facilities.

- Action item: Identify, prioritize, and address backlogged repairs and deferred maintenance of active recreation facilities.
- Action item: Identify additional locations and needs for new athletic fields and/or courts.
- Action item: Construct a new multi-sports turf field with a walking/running track.
- Action item: Construct baseball and softball turf fields.
- Action item: Construct a skate park.
- Objective 2: Expand on passive recreation and open space opportunities in Town by establishing new resources and/or connecting to existing resources.
 - Action item: Construct a splash pad for summer use.
 - Action item: Add a sandy beach area to Hopedale Pond to restore the Town Beach.
 - Action item: Create a trail connection to the Milford bike path.
- Objective 3: Expand and promote cultural, historical, and arts opportunities and/or events at parks in Town.
 - Action item: Expand and promote summer craft days at the Town Park/playground area.

Goal 4: Increase preservation and resilience of natural resources.

- Objective 1: Protect wetlands, vernal pools, riparian zones, surface waters, and other water resources.
 - Action item: Create an invasive species removal plan for Hopedale Pond.
- Objective 2: Utilize open spaces for water storage and collection.
 - Identify flood storage locations in Town and protect these spaces and buffer zones in perpetuity with Conservation Restrictions.
 - Periodically resurvey for potential vernal pools and certify any that are newly identified.
- Objective 3: Preserve farmlands, forested areas, and meadows.
 - Action item: Create an inventory of potential farmlands in Hopedale and work with owners to preserve the land.
 - Action item: Provide educational materials to the public on Chapter 61, 61A, and 61 B programs to encourage utilization.
 - Action item: Provide educational materials to the public on Conservation Restrictions and Agricultural Preservation Restrictions to encourage utilization.
- Objective 4: Protect wildlife habitats and improve connectivity.
 - Action item: Maintain an up-to-date inventory of wildlife corridors in the Town.
 - Action item: Research and establish regulations to protect wildlife corridors from deforestation.
 - Action item: Identify culverts that could be upgraded and naturalized to allow for easier wildlife passage. Upgrade accordingly.

Goal 5: Develop an ongoing strategy for community collaboration with future open space and recreation projects.

- Objective 1: Explore funding options from private stakeholders, Town budget, and grant/loan programs to meet the needs of this plan.
 - Action item: Establish a Friends of Hopedale's Parks group to aid in the funding and implementation of these goals.
 - Action item: Apply for LAND, PARC, and MassTrails grants to fund some of the actions listed in this plan.

- Action item: Research regional and federal grants that could be utilized for these actions.
- Objective 2: Develop partnerships with the community and other local and regional organizations.
 - Action item: Create a Town-sponsored clean up and maintenance crew for the Town's various open space and recreation areas.
 - Action item: Join and regularly engage with the Blackstone River Watershed Association, Charles River Watershed Association, and the Blackstone Watershed Collaborative.
 - Action item: Form a coalition with Towns along the Mill River and within the Mill River Watershed.
- Objective 3: Review, improve, and enforce these open space, recreation, and natural resource goals periodically.
 - Action item: Create a standing Open Space and Recreation Committee to meet regularly for review of these goals and the Open Space and Recreation Plan.
 - Action item: Perform a SWOT analysis of the open space and recreation facilities, planning efforts, and maintenance.

Cultural & Historical Resources

Introduction

The town of Hopedale is characterized by its rich history and vibrant community. Hopedale's natural landscape and historic building stock connect locals and visitors to the town's past. Numerous cultural experiences are offered that enhance life in this small community, including annual events like Hopedale Day in the Park, Fairy Walk, Scarecrow Fest, Downtown Winter Stroll and Community Tree Lighting, and more. Volunteers and community groups work to strengthen the Hopedale community through a variety of events, entertainment, recreation, education, philanthropy, arts, support of local businesses and artisans, and other opportunities to improve quality of life for residents.

Planning for historic and cultural resources allows the community to reflect on its evolution as a town and envision its direction for the future. Hopedale residents have witnessed the Draper Factory, an industrial complex that once was the primary employer and driver of community development, sit vacant for decades and eventually be demolished. The eerie absence of this massive structure in the center of town is disheartening for many, however the site has immense development potential to bolster various community needs while honoring the history of the Draper family and business. This chapter aims to identify what is valued and irreplaceable in the community, who the key stakeholders and partners are, and what steps can be taken to preserve and enhance Hopedale's heritage for generations to come.



Spindleville Pond. Photo Credit: Greg Rogrow.

Prior Planning and Engagement Efforts

Plans

Hopedale Community Development Plan (2004)

Under Scenic and Unique Resources, Hopedale highlights the goal of preserving the Parklands and Hopedale Pond for recreational activities and preserving the unique history and architectural design of housing. Scenic and Unique Resources listed include Upton State Forest, Parklands, Hopedale Pond, Grafton and Upton Railroad, Little Red Shop, Former Draper Mill, Spindleville Pond, Hopedale Country Club, and Mill River. Included in the plan's ten-year goals is the preservation of historic buildings and the small-town character of town center.

Hopedale Reconnaissance Report (2007)

The Hopedale Reconnaissance Report, conducted in 2007, is part of the Heritage Landscape Inventory program which was created to help communities identify a wide range of landscape resources. The Reconnaissance Report was a collaborative effort between the project team and town residents. Residents compiled a lengthy list of the town's heritage landscapes.¹ A group of priority landscapes were identified in the process-including the Draper Factory, Grafton and Upton railroad, The Parklands and Town Park, The Little Red Shop, Bancroft Memorial Library Grounds, and The Ledges. The report outlines the community's landscape history, discusses broader land planning issues identified by the community, reviews existing preservation tools, describes the priority heritage landscapes and associated issues, and provides recommendations for future preservation efforts. The following three recommendations were prioritized in the report:

- Creation of an Overlay District for Draper Factory
- Development of Master Plans for the Parklands and Town Park that incorporate an integrated preservation approach to treatment of the sites
- Consideration of a Local Historic District for Hopedale Village

In summary, the Hopedale Reconnaissance Report was designed to be a critical tool in identifying, preserving, and building upon the rich and diverse landscapes in Hopedale.

Historical Commission Annual Report (Fiscal Year 2017)

The Historical Commission's primary mission during fiscal year 2017 was to affect the formation of a Local Historic District Study Committee, a required first step in pursuit of establishing a local historic district. The Commission partnered with the National Park Service and the Massachusetts Historical Commission to begin the process. The Historical Commission also educated Hopedale's citizens about the importance of local historic districts through a public presentation in mid-November 2016 titled "Establishing Local Historic Districts- Historic Preservation."

¹ The Massachusetts Department of Conservation and Recreation defines Heritage Landscapes as "Special places created by human interaction with the natural environment that help define the character of a community and reflect its past. They are dynamic and evolving; they reflect the history of a community and provide a sense of place; they show the natural ecology that influenced land use patterns; and they often have scenic qualities."

Historical Commission Annual Report (Fiscal Year 2018)

The Historical Commission announced the Little Red Shop Museum as a Local Historic District.

Commissions and Active Groups

Friends of Historic Hopedale

The Friends of Historic Hopedale (FOHH) is a 501(c)(3) non-profit organization dedicated to historic preservation, charitable giving, and community philanthropic and education purposes. The group assists the town of Hopedale in the maintenance and operation of the Little Red Shop Museum. Events sponsored by FOHH include the Hopedale Downtown Winter Stroll, Coffee Houses at the Museum, Scarecrow Fest, Fairy Walk, Pondsides Fires, and more. Several fundraisers are held each year to help give back to the community and net proceeds of these events go towards charitable purposes. In the past, funding contributions have been made towards projects at the local fire and police departments, park commission, library, and school music groups. The Friends of Historic Hopedale continues to seek ways to improve the group and support the community.

Historical Commission

Up to seven members may be appointed by the Board of Selectmen to serve on the Historical Commission. The Commission meets on the first Wednesday of the month at the Little Red Shop Museum. The Commission is tasked with overseeing preservation, protection, and development of the town's historical or archaeological assets. The full powers and duties of the Hopedale Historical Commission are described in Massachusetts General Laws Chapter 40, Section 8D. The Commission manages the Little Red Shop, which became a Local Historic District in 2018.

Cultural Council

The Hopedale Cultural Council is part of the Massachusetts Local Cultural Council (LCC) Program, which funds and manages a network of LCCs across the state. The Mass Cultural Council receives funding from the Massachusetts Legislature and the National Endowment for the Arts and distributes those public funds through two channels, one of which is distributions to LCCs which then re-grant funds to individuals and organizations in their own communities. Each council awards money based on individual community cultural needs, assessed and set by council members who are appointed by the Board of Selectmen. Applicants apply directly to local councils. The Hopedale Cultural Council encourages programs that support local artists, performers, and venues. The FY2022 allocation for Hopedale was \$6,000. The Hopedale Cultural Council also plans community events such as the Summer Band Concert Series and Day in the Park.

Hopedale Community House, Inc.

The Hopedale Community House Inc. manages the Hopedale Community House and the Draper Gymnasium. The Draper Family gave both facilities to Hopedale residents to provide recreational activities in the Town. The Community House has been open since 1923. The Hopedale Community House, Inc. runs a Bowling Alley in the facility, has meeting and event rooms available for public use, and offers a variety of activities for Hopedale residents, including yoga, Zumba and rug hooking.

Hopedale Foundation

The Hopedale Foundation is a philanthropic foundation housed under the Hopedale Community House, Inc. The Foundation offers tuition loan assistance to Hopedale residents who wish to attend college.

Hopedale Charitable Corporation

The Hopedale Charitable Corporation is a foundation that funds religious, charitable, scientific, literary and education organizations and efforts in Hopedale and Milford.

Existing Conditions

History and Overview

Pre-Colonial Period (Before 1675)

The tribes of the Nipmuc Indians were the original inhabitants of Hopedale and the surrounding southern New England lands between present-day Boston and Springfield. The land was likely used for seasonal hunting, fishing, and agriculture due to its good soil and plentiful water resources. In 1664, fifteen families from Braintree and Weymouth settled an eight-by-eight mile tract of land, called Squinshepage, following the purchase of land from the Nipmuc Indians. This area became the town of Mendon, which was incorporated in 1667. A gristmill was built by Benjamin Albee on the Mill River, in what is now the south end of Hopedale, to grind settlers' corn in 1669. This drew in additional settlers from Worcester and Medfield.

Colonial Period (1675-1775)

Much of the region was abandoned by settlers during King Philip's War (1675-76) and the extended period of unrest that followed. The gristmill and the rest of the buildings in Mendon were destroyed during the war. A new mill was built on the site of the destroyed gristmill by Matthias Puffer in 1684. Around 1700, colonists began their return to dispersed farms along the Mill River valley, by which point was known as the Dale. Several sections of Mendon broke off to form separate towns, and a group led by John Jones attempted to establish a new town in the area that eventually became Milford. For ten years, Jones faced strong opposition to this endeavor to achieve incorporation so he and his group, the Mill River Men, called an Ecclesiastical Council of area churches and received permission to start a new church. Due to the mandate that only a town could have a church, this helped the group establish Milford, including what is now Hopedale, in 1780. While present-day Milford waterpower led to manufacturing, present-day Hopedale remained largely agrarian, consisting of scattered farms and two grist mills.

Federal and Early Industrial Periods (1775-1870)

Adin Ballou was a Universalist minister in Milford and Mendon who was involved in various reform movements such as peace, women's rights, abolitionism, temperance and Practical Christian Socialism. In 1840, he proposed "a compact neighborhood or village of practical Christians, dwelling together by families in love and peace, insuring themselves the comforts of life by agricultural and mechanical industry and directing the entire residue of their intellectual, moral and physical resources to the Christianization and general welfare of the human race."² After a long period of fundraising and planning, Ballou purchased a

² Sheltered from the Wicked World: Stories and Pictures from Hopedale's Past.
<http://www.hope1842.com/hope1842/index1.html>

258-acre farm on the Mill River in present-day Milford known as The Dale, renaming it Hope Dale. In 1842, Ballou and about forty others moved into the Old House, built in 1703, and immediately began planting crops, repairing buildings, constructing a mechanic shop, building a school, dormitory, chapel and office, and erecting a dam. By 1846, Hopedale grew to seventy residents and by 1852 the town reached 200 residents.

Throughout the 1840s and 1850s, Ballou and the Community promoted causes they identified with, hosting anti-slavery meetings where Sojourner Truth, Frederick Douglass, and William Lloyd Garrison spoke to a thousand people; allowing women to vote on Community affairs and participate in committees and jobs typically held by men; and opposing the Mexican War. The Community operated as a joint-stock association with many members having few or no shares and a few owning large numbers. Ebenezer Draper, who operated a small textile machinery shop, invested in the Community with his brother George; however, in 1856 they withdrew their investment. This action contributed to the disbandment of the Hopedale Community and the beginning of the Draper era.

Late Industrial Period (1870-1915)

The Drapers purchased the land and buildings of the Hopedale Community and reorganized Hopedale as a company town, taking Warren W. Dutcher into partnership and manufacturing innovative and successful textile equipment. The firm prospered, and over the next half-century the village took shape as a planned industrial community. New streets were laid out, and high-quality employee housing was built as the company grew. Hopedale was incorporated as a town in 1886.

The Grafton and Upton Railroad arrived in Hopedale in 1890 and by the turn of the century, the Milford-Mendon Street Railway ran through town; however, streetcars were eventually abandoned in favor of improved roadways in the 1920s. Main Street then became Route 16, and Route 140 passed through the eastern part of town. The town and Draper Company continued to grow and by 1900, was the largest producer of automatic cotton looms in the world. The Draper family invested heavily in municipal improvements, along with 250 buildings of attractive and carefully planned housing for all mill employees at low rents. Only one strike, in 1913, was ever recorded in Hopedale through some of the most turbulent eras of American labor unrest. Twelve miles of streets were paved, municipal parks were laid out, and utilities including water lines, sewer lines, and a sewage system were built. During this time of growth and prosperity, Hopedale became distinguished as a prototype garden city, winning several awards from international housing congresses.

Early Modern & Modern Periods (1915-present)

By World War I, the town's village area was nearly completely built out. The Draper Company continued its industrial success, remaining the town's principal employer and a major benefactor of municipal projects until the 1960s, before closing its doors in the 1970s. Hopedale has evolved into a commuter town and bedroom community for professionals working in Worcester and Greater Boston since the decline of the manufacturing industry. The small town is attractive for families in part due to its highly ranked public school system.

Historic Resources Inventory

A complete inventory of the town's historic resources can be located in the Massachusetts Cultural Resource Information System (MACRIS), managed by the Massachusetts Historical Commission. A copy of Hopedale's historic resource inventory from MACRIS is included in the Appendix. Notable historic resources within Hopedale are included in Table HC1 with some represented in Map HC1.

Table HC1: Major Historic Resources in Hopedale

Historic Structures	Grafton and Upton Railroad Tracks	Draper Ball Park	Draper Corporation Hopedale Pond Dam Raceway
	Hopedale Bandstand	Hope Street Wooden Bridge - West Abutment	Draper Corporation Tailrace
	Hopedale Town Park	Hope Street Wooden Bridge - East Abutment	Adin Ballou Memorial Park
	Parklands	Grafton and Upton Railroad Bridge over Hopedale St	Draper Corporation Hopedale Pond Dam
	Draper Corporation Oil Tank Berm (Demolished)	Draper Corporation Railroad Bridge	
Historic Areas	Bancroft Park	Hartford Turnpike Village	Bancroft Memorial Library
	Lake Side Group	Upper Jones Group	Hopedale Village Historic District
	White City	Lower Jones Group	Hopedale Single Building Local Historic District
	Spindleville	Draper Corporation Factory Complex	
	South Hopedale Village	Hopedale Village - Draper Village	
Monuments/Statues	Adin Ballou Memorial Statue	Statue of Hope Fountain	Hopedale Old House Memorial
Historic Archaeological Sites	Albee Grist Mill	Thwing Grist Mill	Old Saltbox Rd
Burial Grounds	Hopedale Village Cemetery	South Hopedale Cemetery	
Historic Buildings (Located on the following streets)	Adin St	Freedom St	Maple St
	Bancroft Pk	Greene St	Mellen St
	Beech St	Hartford Ave	Mendon St
	Cemetery St	Highland St	Mill St
	Centennial St	Hill St	Newton St
	Cross St	Hope St	Northrop St
	Daniels St	Hopedale St	Oak St
	Dennett St	Inman St	Park St
	Depot St	Jones Rd	Peace St
	Dutcher St	Lake St	Pierce St
	Elmwood St	Fitzgerald Dr	Lower Jones Rd
	Plain St	Social St	Union St
	Progress St	South Main St	Warfield St
	Prospect St	Soward St	West St
	Williams St		

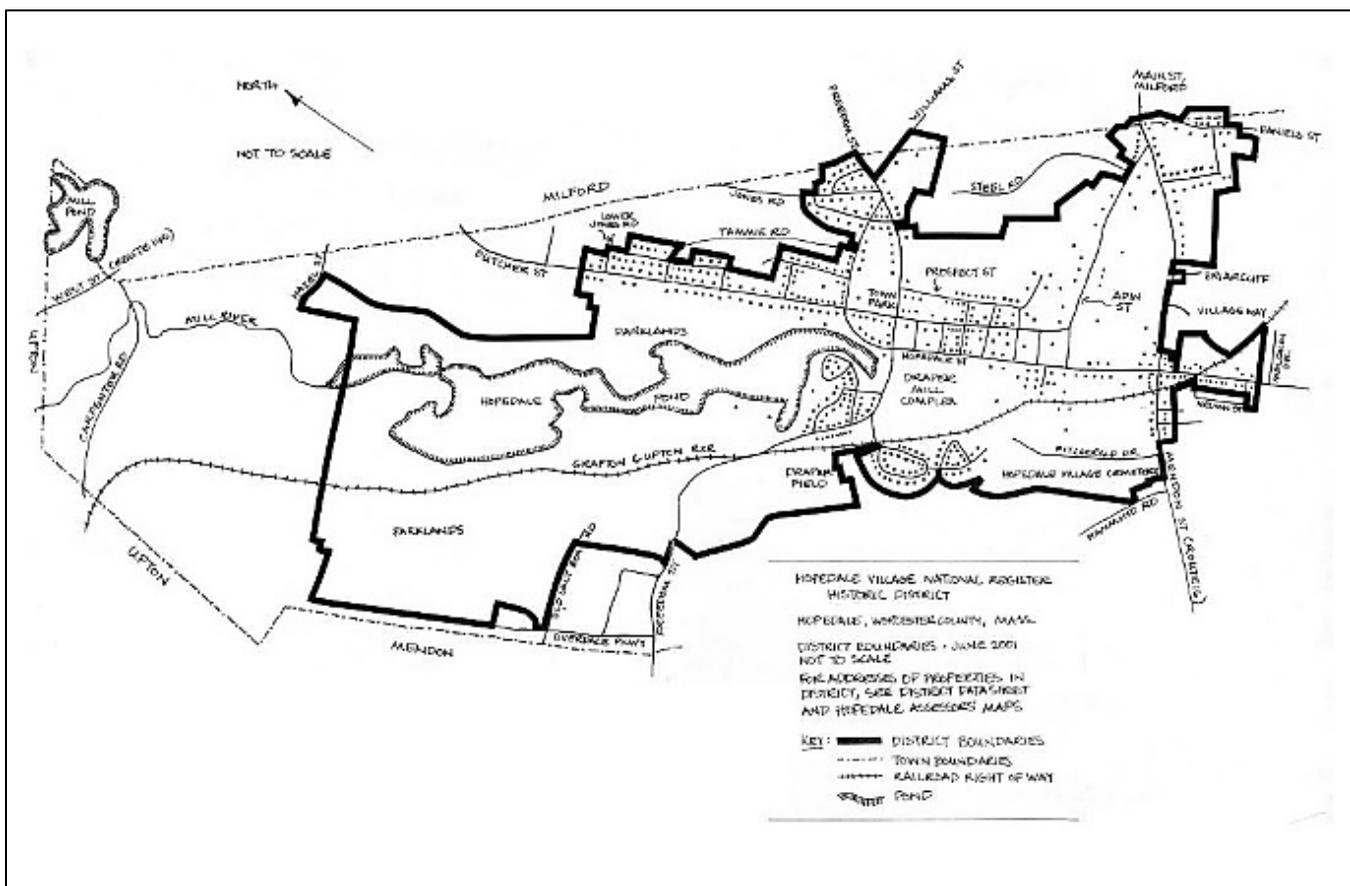
Source: MACRIS, 2021

Historic Districts

Hopedale Village National Register District

A National Register District is a part of the National Register of Historic Places, which is a list of the individual buildings, sites, structures, objects, and districts deemed important in American history, culture, architecture, or archaeology. A National Register District is a federal designation and provides national recognition that the area is significant to the history of the community, state, or nation. In 2002, Hopedale Village received this honorary distinction and was added to the National Register of Historic Places. This historic area is roughly bounded by the Milford Town Line, Malquin Drive, Mendon Town Line, and Upton Town Line. See Figure HC1 for a map of the National Register District. The primary feature of the district was the former factory complex of the Draper Company at Hopedale and Freedom Streets, which has since been demolished. The district has also been included as part of the Blackstone River Valley National Historical Park.

Figure HC1: Map of Hopedale Historic District



Little Red Shop Local Historic District

Hopedale's first and only Local Historic District (LHD) is the Little Red Shop, located at 12 Hopedale Street. Hopedale Special Town Meeting voted to approve the Little Red Shop as a Local Historic District in 2018, the only one to pass of the six proposed districts in town. LHD's are much more effective at preventing changes or demolition than National Register Districts. For a building located within the boundaries of a Local Historic District, a locally appointed Historic District Commission must review any proposed changes to exterior architectural features visible to the public view. This design review process assures that changes will not detract from the district's historic character. Local Historic Districts may be a group of historic buildings and their settings or a single building, as is the case of Hopedale's Little Red Shop.

Cultural and Historic Destinations

Draper Factory Site

The Draper Factory was Hopedale's most dominating feature and the driver of most aspects related to the town's development. The Draper Corporation was centrally located in the town of Hopedale. The building was constructed throughout many stages during the late 19th and early 20th centuries. It was a massive brick complex of 1.7 million square feet in several factory buildings located along 80 acres bounded by Hopedale and Freedom Streets. The Draper Corporation produced power looms in this location for approximately 130 years. Upon production ceasing in the 1970s, the complex sat vacant for decades. Prior to its complete demolition in 2021, most buildings had severely deteriorated, posing a safety risk. While some Hopedale residents hope for the redevelopment of the historic property, the private property owner made the difficult decision to tear down the remaining structures and consider alternative redevelopment opportunities for the site.

The Parklands

The major open space feature of Hopedale is The Parklands, an approximately 273-acre park in the northwest area of town. About 36 acres of the park consist of the pond and islands. A monument for the Hopedale Parklands Nature Trail, dedicated to Willard W. Taft is located in an open space north of the bathing beach, which is a brass plaque attached to a granite boulder. The Parklands was designed by landscape architect Warren Henry Manning, who finalized the plan in 1898 after leaving the firm of landscape designer Frederick Law Olmsted and establishing his own practice. The plan was approved in 1899 and the park was created over time as the town appropriated money, with final improvements occurring in 1914. Manning was one of the most important landscape architects of his time and was a founding member of the American Society of Landscape Architects. The park's development involved combining several properties and reclaiming land through draining, filling, and replanting. Manning introduced many plant species, including hemlock, tulip, mountain ash, willows, black alder, Carolina poplar, and cedars. At one time the work crew for the park, led by a park superintendent, numbered 30-40 during spring planting season.

Today the Parklands features nearly four miles of walking paths and a pond with picnic tables and benches. There are six entrances, the main one located on Freedom Street. Community events such as the annual Hopedale Fairy Walk are held at The Parklands.

Town Park

Hopedale's Town Park is a six-acre multi-use recreation park located on the corner of Dutcher and Freedom Streets. It sits within the boundaries of the Hopedale Village National Register Historic District. The park was

designed by Warren Manning and developed at approximately the same time as The Parklands. Land for the park was acquired from various landowners in 1899 using funds approved by Town Meeting, upon the formation of the Town's first Park Commission. The park is surrounded by a boulder wall, constructed from stones found on the property during excavation. A bandstand in the park is used for concerts in the summer. There is a basketball court, baseball field, tennis courts, and a playground. Town Park remains a popular recreation destination for residents of all ages.

The Little Red Shop

The Little Red Shop is a one-story rectangular wood frame structure approximately 20' x 90' with a gabled roof and an ornamental cupola with a weathervane. Research indicates that the existing building is the second floor of the original structure, and that the cupola was originally located atop another Draper shop building. The first Draper shop, known as the Little Red Shop, was built in the early 1840s by the Hopedale community. Water from Hopedale Pond powered the machines by a water wheel located in the lower floor of the ell. It was in this building that the Draper Corporation began. As the Draper Company and plant grew, the shop was used for visitors and sales tours. The building sits on the east side of Hopedale Pond at the corner of Dutcher and Freedom Streets, where it was moved in the 1950s from the opposite side of the pond. This was the last of three moves of the building, and it brought the original Draper shop into a close relationship with its much larger successor across Freedom Street. An interpretive plaque in front of the building on 12 Hopedale Street tells the story of the Little Red Shop and Hopedale's unique evolution as a utopian and industrial community. The Little Red Shop is owned by the Town of Hopedale and managed by the Historical Commission. A Preservation Restriction was placed on the building in 2002.

Bancroft Memorial Library

The Bancroft Memorial Library is the public library that serves the Hopedale community. Located within the Hopedale Village National Register Historic District, the library sits on a small sloping lot bounded by Hopedale Street and a contemporary office building and parking lot. A Romanesque building constructed in 1898-99, it is a single-story stone structure designed by Boston architect C. Howard Walker of the firm Walker & Kimball. The southeast lawn of the library property features a large marble fountain surmounted by a Statue of Hope carved in 1904 by Waldo Story from Carrara marble.

The library was built for the town by Joseph Bubier Bancroft, an executive with the Draper Company and a member of the original Hopedale community, in memory of his wife Sylvia. It was built proximate to Bancroft's home and was donated to the town when construction completed in 1899. The library is home to a small collection of artifacts and memorabilia, including Adin Ballou's cradle and writing desk, along with portraits of Hopedale's founders. The historic building is listed on the National Register of Historic Places and a Preservation Restriction was placed on the property in 2000.

The Ledges

The Eben S. Draper II Estate, or The Ledges, is an approximately 22-acre estate located at 55 Adin Street. The property was originally the home of Eben S. Draper, one of the second generation of Drapers in Hopedale, who lived here during his term as Governor of Massachusetts and as the agent in charge of sales at the Draper Company. When Draper's son, Eben S. Draper II, inherited the property he conducted major renovations on the site, including removal of the original shingle style mansion. Now, three houses sit on the property, which can be accessed by a long driveway entrance. The main house is a large English Revival style structure built in 1925. Rolling lawns, a variety of large trees, rock outcroppings, and a manmade pond define the estate's grounds, blending seamlessly with the impressive stone and brick buildings. The

landscape design can be attributed to the notable landscape architect Warren Manning.

The property has since been subdivided into three separate parcels. The current owner purchased the carriage house on the estate in 1960 and established The Ledges, a home for adults living with developmental disabilities, mental illnesses, physical disabilities, and/or significant medical challenges. The remaining parcels are private residences.

Unitarian Church and Town Hall

The Hopedale Unitarian Parish was formed on October 2, 1867. The church's first minister was founder Adin Ballou. The Unitarian Church is a granite structure erected in 1898 in the name of George and Hannah Draper by their sons, George Albert Draper and former governor Eben S. Draper. It is a two-story, L-shaped building constructed of pink Milford granite and trimmed in Indiana limestone. The architectural style is English Gothic. The church is located at 65 Hopedale Street.

Located just across the street, Hopedale's Town Hall was built in 1887 and was gifted to the Town by the children of George Draper, Sr. as a sign of prosperity and memorial to him. The building was constructed in the Romanesque style of architecture from blocks of Milford granite with Longmeadow brownstone trimmings. The building was designed to host businesses on the ground floor and has an auditorium on the second floor. At the building's dedication ceremony, former Governor John D. Long stated that the building stands for the New England town meeting and that the hall commemorates a noble New England life. Its character of strong and simple architecture has become a symbol throughout town. The Town Hall is one of Hopedale's noteworthy cultural destinations that help strengthen the identity of the town and preserve its heritage.

Grafton and Upton Railroad

The Grafton and Upton Railroad is a 15.5-mile-long industrial railroad line that runs from Milford through Hopedale, Upton, West Upton, and Grafton to North Grafton and to Worcester. The Grafton Centre Railroad was chartered in 1873 and opened in 1874 as a narrow-gauge connection from Grafton to a junction with the Boston and Albany Railroad at North Grafton. The final narrow-gauge train ran in 1887, and the line was rebuilt to standard gauge that same year. The name was changed to the Grafton and Upton Railroad in 1888 by an act of the state legislature and in 1889 the railroad was installed between Grafton and Upton, providing the first direct rail link to what was once the Draper Complex. Railroad access became an important economic factor in the expansion of the Draper Company. The Grafton and Upton Railroad was operated and controlled by the Draper Company and its principals for 80 years, an unusual feat for a railroad of that length. It was additionally one of the few railroads to transition from steam to electric operation before transitioning to diesel power. While ownership of the Railroad has changed hands, and the Draper Factory has been demolished, Grafton and Upton offices and main yards are still located in Hopedale, adjacent to the buildings once associated with the Draper Company.

Issues and Opportunities

Local, Regional, and National Resources

Little Red Shop Museum

Built in 1841, the Little Red Shop is Hopedale's oldest industrial building and symbolizes the beginnings of what became the largest textile loom manufacturing operation in the world, the Draper Corporation. The mission of the Little Red Shop Museum is to preserve and communicate the story of Hopedale through the artifacts of the town's history, and to provide continuity between the town's past and future.

With a grant from Blackstone Heritage Corridor, Inc., matched by cash, in-kind donations, and volunteer time, the Hopedale Historical Commission was able to complete an archive of important historical documents and artifacts in 2017. A collection of artifacts, documents, and photos was properly catalogued using archiving equipment and a historic loom was relocated from the museum to the Noble & Cooley Center for Historic Preservation in Granville, MA in order to allow for more space for cataloguing. This effort has been called a catalyst for revitalizing the mission of the museum and sparking renewed interest from the public.

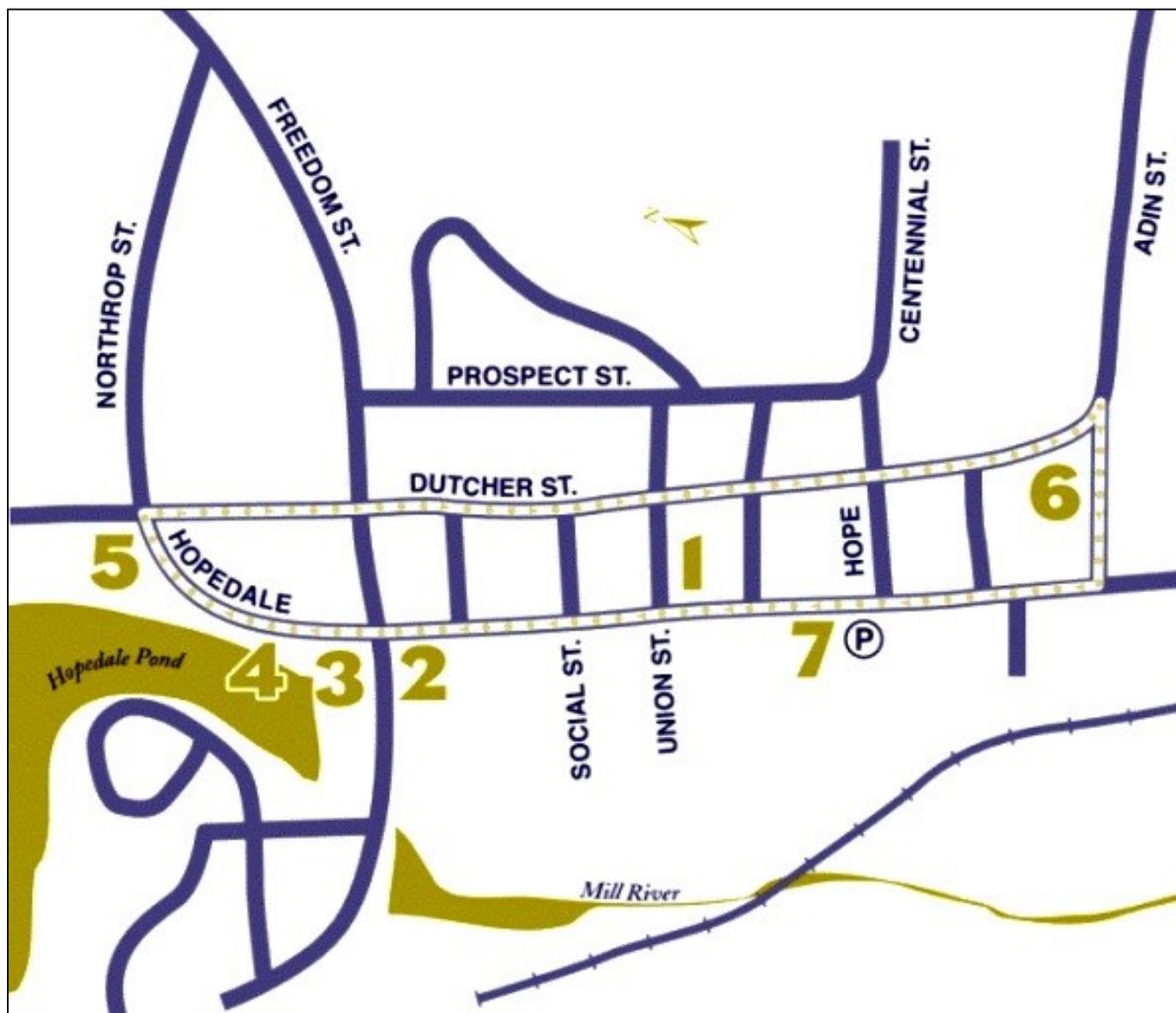
The Little Red Shop Museum is managed by the Hopedale Historical Commission and is open limited hours to the public or by appointment. It has been used as a venue for events such as painting workshops and a vendor location on the Annual Downtown Winter Stroll.

Blackstone River Valley National Heritage Corridor

Blackstone River Valley National Heritage Corridor, Inc. (BHC) is a 501(c)(3) non-profit organization that partners with organizations, local communities, businesses, and residents to preserve and promote the valley's historic, cultural, natural, and recreational resources for current and future generations. Hopedale is one of the 25 towns that BHC provides services to. Since its inception in 1986, BHC has facilitated meaningful investments in the Blackstone Valley. The organization recognizes the importance of historic preservation and telling the story of America's industrial past while ensuring the Blackstone Valley is a thriving place for those who live and work here.

BHC is the local coordinating partner of the Blackstone River Valley National Historical Park, assisting the National Park Service in planning for the future of the park while playing a broader role in the Corridor as a whole. Using an integrated approach, BHC promotes meaningful partnerships, provides educational resources, and takes action through specific projects or programs, particularly for those that require region-wide focus. BHC is a valuable partner for Hopedale to engage with in promoting and preserving its rich history.

Figure HC2: Tourist Map of Hopedale



Blackstone River Valley National Historical Park (National Park Service unit)

Hopedale belongs to the Blackstone River Valley National Historical Park, which was established on December 19, 2014, as the 402nd unit of the National Park Service. The boundary of the park was finalized on July 27, 2021 and it is headquartered at Wilkinson Mill in the Historic Slater Mill Complex in Pawtucket, RI. Six areas that make up the park, one of which is the Hopedale Village Historic District. The park emphasizes the region's significance as the Birthplace of the American Industrial Revolution and how manufacturers along the Blackstone River transformed the American economy and lifestyle throughout the 19th century. The National Park Service offers a Self-Guided Walking Tour for Hopedale, which features seven stops including:

1. Adin Ballou Park
2. Factory Site

3. Little Red Shop
4. The Parklands
5. Dutcher Street Company Housing
6. Unitarian Church and Town Hall

To encourage tourism and awareness of all the valley's resources, the National Park Service has issued a Park Passport for the Blackstone River Valley National Historical Park, in which visitors can acquire a Passport book at any of the sites and collect stamps for each park area. The Hopedale stamp can be found at the Bancroft Memorial Library and the Little Red Shop during business hours. The park continues to evolve, and work is in progress on the planning and construction of additional facilities and exhibits.

Community Planning Tools

Demolition Delay Bylaw

Demolition delay ordinances or bylaws are tools for communities to protect historic buildings and structures. Enacted by a majority vote at Town Meeting, a demolition delay ordinance or bylaw provides a review procedure requiring a delay in the demolition of historically significant buildings. This process provides a time period in which Towns can consider alternatives to demolition of historic buildings and structures. During this process of establishing a demolition delay bylaw, the Local Historical Commission collaborates with the Massachusetts Historical Commission (MHC) to develop a bylaw that would appropriately fit the Town's needs. The Local Historical Commission should also work with other local groups to coordinate public education outreach and widely publicize the advantages of a demolition delay bylaw to the community. Typically, demolition delay bylaws apply to structures that were built over 50 years ago. The most common delay of demolition is six months, although many communities have discovered that a 1-year delay is more effective. This is a tool that can help temporarily protect structures with historic value but not completely impede development options. The Town should explore the adoption of a Demolition Delay Bylaw that will extend time for concerned parties to consider alternatives to demolition.

Local Historic District

Local Historic Districts, as defined in Massachusetts General Laws Chapter 40C, are some of the most effective ways to prevent inappropriate alterations to historically significant buildings. If a property owner wishes to make changes to exterior architectural features visible to public view, then a locally appointed Historic District Commission must review the proposed changes. A public hearing is held by the locally appointed Historic District Commission in order to determine whether the changes are suitable. To assist property owners within Local Historic Districts, many Historic District Commissions opt to prepare Historic District Design Guidelines.

There are numerous advantages to establishing a Local Historic District. Residents of Hopedale take pride in the town's historic character and dedication to preservation. In the Master Plan community survey, 83% of respondents agreed that historic resources are an essential part of Hopedale's character and 69% of respondents felt strongly that local regulations should protect certain historic resources and regions. Adding Local Historic Districts will allow Hopedale to continue to preserve meaningful buildings and sites and protect them from needless demolition or inappropriate remodeling without adequate review. A LHD can also encourage design that is creative and new but stays consistent in size and dimensions with other buildings in the surrounding neighborhood. It is important to note that when a Local Historic District is created, there are many proposed changes that are exempt from review, including review of interior and a variety of external

features (i.e., HVAC units, storm doors, storm windows, paint color, and temporary structures). The decision on which features are exempt from review depends on how the local bylaw or ordinance is written and voted on at Town Meeting. According to a study by the Massachusetts Historical Commission, property values within Local Historic Districts remain the same or increase at a faster rate than those in similar, non-LHD designated areas.

It is important to distinguish Local Historic Districts from National Register Districts, which are far less effective preservation tactics. A National Register District is a federal designation and provides national recognition that the area is significant to the history of the community, state, or nation. A property listed on the National Register of Historic Places does not place any restrictions on the way an owner handles their property, given there is no state or federal involvement in a project and no pertinent local or regional regulations. While designation as a National Register District has benefits such as qualifying property owners for state and federal preservation grants or making certain tax incentives available for preservation, inevitably it does not protect buildings and structures within the district from demolition or substantial alteration.

Preservation Restriction

Defined in Massachusetts General Laws Chapter, 184 Section 31, a Preservation Restriction (PR) is a voluntary legal agreement that protects a significant historic, archaeological, or cultural resource from changes that may be inappropriate. It assures that an historic or culturally significant property's intrinsic values will be preserved by present and future owners by restricting the demolition or alteration of its significant historic features. A PR must be filed at the Registry of Deeds and runs with the property. While PRs typically focus on exterior architectural features, they may also address any significant interior spaces. Preservation Restrictions offer protection of a historic property or site for a term of years or in perpetuity.

At the core of a PR is the Grantor's Covenants, where the owner of the property agrees to maintain the building exterior in good repair consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, which are federal standards that define appropriate treatment of historic properties. A Preservation Restriction may be held by any governmental body or charitable corporation or trust capable of acquiring interests in land and whose purposes include historic preservation. This includes local Historical Commissions; however, they cannot hold a PR on a town-owned property. Those who want to use a working model to establish a Preservation Restriction can utilize the Massachusetts Historical Commission long form template, available in its Guidebook on Preservation Restrictions.

Community Preservation Act

Codified as Massachusetts General Laws Chapter 44B, the Community Preservation Act (CPA) is one of the most valuable tools available to communities that want to protect their open space and historic sites, create affordable housing options, and develop outdoor recreational facilities. CPA funds are generated through two sources: a voter-approved surcharge of up to 3% on annual real estate taxes, and an annual disbursement from the statewide Community Preservation Trust Fund administered by the Department of Revenue, which distributes funds each year to communities that have adopted CPA. At least 10% of the annual revenues must be used for each of the three core areas: (1) open space, (2) historic resources, and (3) affordable housing. The remaining 70% can be used for any combination of the above uses as well as recreational uses.

Hopedale adopted CPA at a Town Meeting on November 3, 2020 with the measure passing 2,302 to 1,176. This vote approved a 1% surcharge on annual real estate taxes after subtracting the first \$100,000 in residential property value. These funds are transferred to the town's Community Preservation Fund. A locally

appointed Community Preservation Coalition is tasked with making recommendations on CPA projects to be approved at Town Meeting.

CPA can be a valuable funding source for many heritage landscape projects. These projects could include completing Massachusetts Historical Commission (MHC) inventory forms, National Register nominations, cemetery preservation, open space acquisition and permanent preservation, religious institution preservation, historic barn rehabilitation, or restoration of public buildings and significant historic artifacts. Hundreds of projects in Massachusetts have been completed since 2001 using funds allocated from CPA. Examples of projects in Central Massachusetts include the restoration of a roof on Old Town Hall in Grafton, resolving humidity and drainage problems in a vault storing historical records in Mendon, restoring and preserving permanent town records that date back to 1733 in Sturbridge, and historic cemetery preservation in West Boylston. A full list of completed projects utilizing CPA funds in Massachusetts can be viewed using the Community Preservation Projects Database on the Community Preservation Coalition website.

Scenic Roads Bylaw

A Scenic Roads Bylaw is a preservation planning tool that helps communities preserve the scenic, historic, and aesthetic characteristics of the public right-of-way. This regulatory tool can help Hopedale maintain its small-town character. Roads that are designated as “scenic roads” by the town and approved at Town Meeting require additional review and protection regarding actions like tree removal, stone wall removal, or other significant alterations within the public right-of-way. Massachusetts General Laws Chapter 40, Section 15C states that if a city or town passes a bylaw in accordance with the Scenic Roads Act, the cutting or removal of trees, or the altering or removal of stone walls within a road right-of-way, requires prior written consent of the planning board, select board, or city council.

Roads could be designated as a scenic road based on the following criteria:

- Overall scenic beauty and view from the roadside
- Contributions of trees to scenic beauty
- Contributions of stone walls to scenic beauty or prevalence of historic stone walls along the right-of-way
- Age and historic significance of road, trees, or stone walls

A bylaw will establish the process and criteria for designating roads as scenic roads, the types of work on trees or stone walls that will require hearings, the process for conducting hearings, the criteria for approving proposed work, and how the bylaw will be enforced. The town may develop a bylaw that is appropriate for Hopedale’s needs.

Other means of managing change along historic roads include a Scenic Vista Protection Bylaw, Scenic Overlay District, or Corridor Overlay Protection Bylaw.

Summary of Goals and Strategies

Goal 1: Utilize protective zoning, regulatory, and legislative tools to preserve and maintain Town-owned and, optionally, privately-owned historic assets.

- Objective 1: Ensure protection of the town’s historically significant structures.
 - Action Item: Implement a town-wide education campaign on the benefits of local historic districts.
 - Action Item: Explore adoption of a Demolition Delay Ordinance or Bylaw to protect historic and architecturally significant buildings from demolition.
 - Action Item: Educate property owners on the benefits of Preservation Restrictions (PR) while encouraging them to pursue this protective measure.
 - Action Item: Undertake priority historic preservation efforts.
- Objective 2: Ensure cultural landscapes are thoroughly protected
 - Action Item: Explore bylaws and policies that would help preserve the town’s cultural landscapes such as Scenic Roads Bylaw, Scenic Vista Bylaw, Scenic Overlay District Zoning, Corridor Protection Overlay District Zoning, Transfer of Development Rights, Greenbelt Ordinance, Design Guidelines, Shade Tree Act Bylaw, Billboard Controls, or other appropriate preservation measure.

Goal 2: Provide adequate cultural opportunities for Hopedale residents and visitors of all ages and abilities.

- Objective 1: Expand community outreach initiatives related to the town’s cultural and historical resources
 - Action Item: Consider initiatives such as guided community tours, self-guided walking tours, history days, farmer’s markets, concerts, community theater, etc. to attract visitors and build appreciation for local history and culture.
 - Action Item: Promote local history and culture at Town events.
- Objective 2: Enhance public access to cultural and historic resources and information
 - Action Item: Develop a publicly accessible, comprehensive inventory of the town’s historic resources including the historic artifacts, properties, structures, districts, burial grounds, and any other notable features of Hopedale’s history.
 - Action Item: Make information on Hopedale’s rich cultural and historic assets widely available to residents and visitors in formats that are accessible, attractive, and easy to understand.
 - Action Item: Utilize new wayfinding signage, enhanced gateway features, and other beautification or place-making projects to promote the community’s rich heritage, enhance local identity, and foster a sense of place.
 - Action Item: Promote arts and cultural events and programming through efforts such as enhanced social media outreach, a comprehensive and user-friendly town events calendar, links on the Town website, or any other appropriate methods.
- Objective 3: Ensure there are cultural opportunities that cater to the needs and desires of all town residents
 - Action Item: Encourage greater participation from youth to serve on committees that sponsor cultural opportunities.

- Action Item: Work with community leaders and organizations to identify any barriers to arts and cultural programming, including financial, transportation, child-care, or accessibility issues.

Goal 3: Support strong connections among Hopedale’s arts, culture, historic, and business communities through efficient communication and coordination.

- Objective 1: Encourage greater coordination and collaboration among local and regional preservation groups
 - Action Item: Develop formal communication channels among local preservation groups to ensure awareness of current issues and activities in Hopedale, including routine distribution of meeting agendas and minutes, scheduling of occasional group meetings to share resources and ideas, and development of joint activities.
 - Action Item: Partner with organizations such as the Central Massachusetts Historical Commission Coalition, Blackstone Heritage Corridor, and National Park Service to host public events dedicated to Hopedale’s history and heritage.
 - Action Item: Pursue partnerships with local college and university programs that could provide assistance to the town with arts, history, and preservation activities.
- Objective 2: Ensure long-term sustainability of Hopedale’s historic and cultural resources
 - Action Item: Coordinate, develop, and implement a plan outlining routine maintenance activities and sustainable funding sources for Town-owned historic properties.
 - Action Item: Actively seek public and private funding to enhance maintenance and preservation of historic and cultural resources.
- Objective 3: Ensure the history of Draper Mill is adequately preserved and promoted
 - Action Item: Preserve remaining artifacts from the historic Draper Mill.
 - Action Item: Properly document and share the mill’s history and impact on the town of Hopedale.

Economic Development

Introduction

Hopedale is a small suburb in Southeast Worcester County, 20 miles southeast of Worcester and 25 miles southwest of Boston. The Town shares many characteristics of many communities in MetroWest Massachusetts – the gradual transformation from an agrarian to an industrial economy. Located in the upper valley of the Mill River in the Blackstone River Valley, Hopedale positioned itself as a small but mighty factory town in the mid-seventeenth century. As the Town entered the eighteenth century, new settlers and the technological evolution paved the way for a burgeoning manufacturing base. George and Ebenezer Draper, original followers of Reverend Adin Ballou, created a lucrative textile business that became the country's largest producer of machinery for textile mills.

The Drapers transformed Hopedale into a planned company town rooted in the ideologies of Ballou's Christian utopian community. Unlike worker housing elsewhere, the Drapers constructed high quality duplexes and tree-lined roads, invested in public infrastructure, schools, and community parks for the employees of Hopedale Machine, Northrop Loom, and Hopedale Elastic. Hopedale became such a profitable manufacturer of looms and machinery to produce textiles that by the turn of the century its products were shipped internationally. Although Hopedale's peak manufacturing era ended in the 1970s and 1980s with the closure of Draper Corporation, the factory's social and economic impact is visible today through the Town's open spaces, housing stock, and its Town Center.



*Hopedale Town Hall
Photo Credit: Suzanne MacNeil*

Hopedale residents continue to cherish the Town's history while recognizing the need for balanced growth. An extensive community planning and outreach process with residents, business owners, and other stakeholders identified central goals that will drive future decision-making over the next ten years. Recognizing existing land use limitations and the desire to preserve community character, targeted strategies in this Master Plan ensure the Town uses its resources to support the following goals:

- **Goal 1:** Develop responsible growth incentives for a variety of uses for available commercial and investment property to diversify the tax base without overburdening town resources.
- **Goal 2:** Create and implement a marketing and communications plan designed to drive awareness of Hopedale's new and ongoing opportunities while providing transparency to its citizens.

- **Goal 3:** Maintain the Town’s vision throughout the planning process by developing and implementing open space, business design and upkeep, and sustainability bylaws.¹

In addition to community outreach and consultations with the Master Plan Committee, previous planning efforts form the basis for the Master Plan’s strategies. These efforts helped shape past policies that still affect how Hopedale operates today. The following section is a benchmark review of prior planning and engagement efforts. An analysis of prior efforts indicates how priorities have shifted, gives the reader context behind current issues, and ultimately establishes a pathway to success.

Prior Planning and Engagement Efforts

Hopedale’s previous economic planning efforts include:

Community Master Plan: Community Development Chapter (2007)

Hopedale completed a Community Master Plan in 2007 with a Community Development Chapter and a Town Government Chapter. Findings highlighted Hopedale’s economic strengths - consistently maintaining low unemployment rates, high annual payrolls, and much lower poverty rates when compared to surrounding communities and the state. Issues identified in the Plan include relatively lower educational attainment, high commercial and industrial tax levies, and a deficit of 8,550 potential jobs under a complete build-out scenario.²

The economic development section’s only goal was to maintain fiscal stability by promoting commercial and industrial growth appropriate to the community, expanding the tax base, and increasing employment opportunities for all residents, particularly those considered low and moderate-income.³ The Plan then established several recommendations to achieve this goal:

- Form an Economic Development Commission/Business Development Advisory Board
- Streamline the permitting approval process
- Promote small business development and expansion
- Pursue marketing and outreach efforts
- Develop the Town’s grant writing capacity
- Improve workforce education
- Become active in regional and state economic development planning
- Explore Tax Increment Financing.

The Town has attempted these recommendations via the promotion of commercial and industrial development that “fits” with the community character and by having a quality education system to attract professional talent. However, progress has been slow and each of these goals is as relevant as they were in 2021. One recent accomplishment in support of these goals is the Town’s award from the Community One Stop of Growth program in the fall of 2021 for a study of the Draper Factory and Village Center Area Parking, Traffic, and Circulation. The study will provide strategies to address existing circulation needs as well as

¹ Town of Hopedale. “A History of Hopedale.” <https://www.hopedale-ma.gov/about-us/pages/history-hopedale>

² The Central Massachusetts Regional Planning Commission. Community Development Plan for the Town of Hopedale, Massachusetts. 2007.

³ Low and moderate-income individuals make 80 percent or less than the Area Median Income (\$126,500)

those resulting from the planned redevelopment of Draper Factory.

Since this Plan's publication, the Town of Hopedale has taken further steps to advance Draper Factory's progress, working with the property owner and Worcester Business Development Corporation (WBDC) on the demolition and redevelopment of the site. Adjacent to the Village Center, the Draper Factory site offers an unparalleled opportunity for Hopedale's revitalization. As a next step, the Town should convene residents and appropriate boards to establish- and then articulate in zoning- a vision for the Village Center and adjacent areas including the Draper Factory site. A vision for the area's redevelopment has been touched on in various plans throughout the years. Revisiting, formalizing, and regulating allowed uses accordingly is essential to ensuring that any subsequent downtown or downtown-adjacent development is consistent with the desires of Hopedale's residents. Such visioning work is well-suited to a Downtown Revitalization Committee, which Hopedale established subsequent the 2007 Community Development Strategy, but has since disbanded.

Hopedale Community Development Strategy (2017)

Hopedale's 2017 Community Development Strategy (CDS) was part of a joint grant with the Town of Bellingham for housing rehabilitation through the state's Community Development Block Grant (CDBG) application. The CDS is a former prerequisite of CDBG program application that is no longer required. However, it provides a useful snapshot of resident priorities and needs in the last decade, partly informed by prior planning efforts such as Town's E.O. 418 Community Development Plan (2004) and the previous Community Master Plan (2007). The goals were as follows:

- Housing
 - Increase housing opportunities for a broad range of income levels
 - Promote housing affordability
 - Improve the condition of Hopedale's housing stock
- Economic Development
 - Maintain stability and manage commercial and industrial growth
 - Expand the local tax base
 - Increase employment opportunities for Hopedale residents
- Community Facilities, Programs, and Services
 - Provide and maintain adequate community facilities, programs, and services
 - Provide recreational programs and facilities that reflect contemporary needs
 - Ensure adequacy of services to seniors
 - Maintain Town's high educational standards
 - Provide adequate and coordinated development and regulatory resources and policies
- Resource Protection and Open Space
 - Sustain and restore water resources
 - Retain habitats, open spaces, and scenic/unique resources
 - Enhance recreational opportunities and facilities
- Transportation
 - Increase availability of public transportation
 - Maintain availability of community services within walking distance
 - Maintain quality of existing public roadways
- Public Social Services
 - Provide necessary services to low and moderate-income, elderly, and disabled residents
 - Increase economic self-sufficiency

- Educate and assist first-time homebuyers

Blackstone Valley Prioritization Project (2012)

CMRPC conducted the Blackstone Valley Prioritization Project (BVPP) to foster regional planning in the Blackstone Valley communities of Blackstone, Douglas, Grafton, Hopedale, Mendon, Millbury, Millville, Northbridge, Sutton, Upton, and Uxbridge. CMRPC completed the project with the support of the District Local Technical Assistance (DLTA) funding program. The overarching goal was to establish local and regionally significant Priority Development Areas (PDA's), Priority Preservation Areas, and Priorities for Signature Infrastructure Investments. There were 64 local PDA's, two local combination PDA/PPA's, and 60 local PPA's identified in the study area, with full PDA build-out potential equating to 18,000 jobs. Local PDAs cover roughly 7,000 acres, with half of that acreage being vacant. There were 24 regionally significant PDAs and 33 regionally significant PPAs. Regional PDAs covered about 4,000 acres and could provide an estimated 7,800 jobs – 30 percent of existing jobs available in the Blackstone Valley. PDAs identified as regionally significant in Hopedale included the Draper Factory, the Hopedale Airport Industrial Park, and the Grafton-Upton Railroad. Regional trends to monitor include the concentration of jobs in public administration and professional and business services, the projected housing gap (8,000 units between 2010 and 2035), and water and wastewater demand increases.

Southern Worcester County Economic Development Strategy (2018)

The Southern Worcester County Economic Development Strategy (CEDS) is an in-depth analysis of Massachusetts's Southeast and Southwest regions and their ability to access markets, support supply chains, and tap into the labor pool. The strategy is rooted in workforce and industry data and analyzes the region's viability via its transportation systems, availability of public infrastructure, its business climate, and the willingness/capability to offer financing and incentives. The Plan's vision is for the region's forty communities includes "being talked about as collaborative, flexible, adaptive, innovative, and connected by several transportation modes and state-of-the-art telecommunications to other regions and economic hubs." A series of goals and objectives resulted from the Strategy Committee's public participation efforts and ground-level outreach, including four outreach meetings, an online SWOT Survey, individual meetings, and group meetings. CMRPC and the Committee drafted performance metrics to evaluate the progress of goal implementation throughout the Plan's lifespan. The goals are:

- Create and operate a robust regional economic development program
- Site availability, development, and support infrastructure
- Creation of a steady and robust talent turnpike
- Regulatory flexibility and development tools
- Enhancing the entrepreneurial spirit

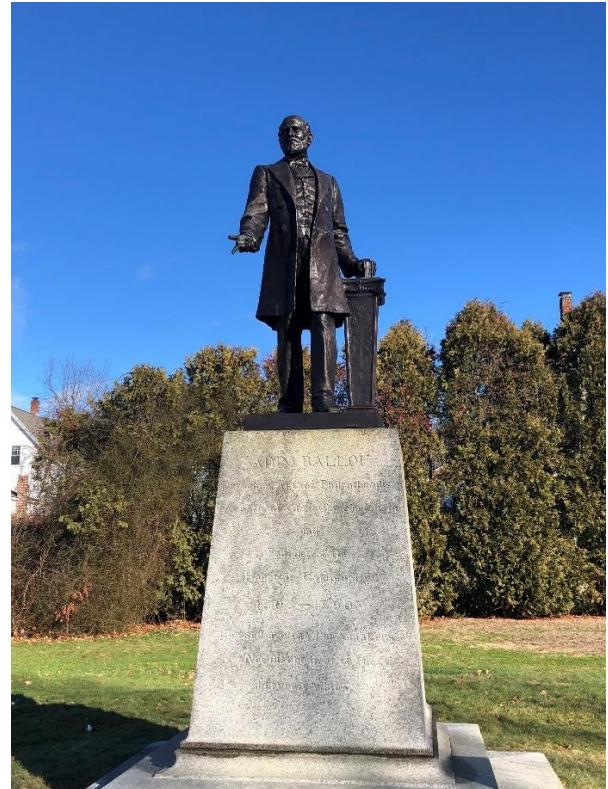
The CEDS' findings included regional strengths and weaknesses and which industries are considered the industry *target clusters*. Based on the availability of infrastructure, transportation, and build-out potential, the Plan recommends that the region focus on manufacturing, education services and health care and social assistance, professional, scientific, and technical services, and agriculture between now and 2038. The region's industrial diversity, ability to collaborate, and adoption of hazard mitigation plans, and other resiliency strategies are also considered major strengths. Reliance on retail and service industries, lower wages, lack of diversity in the tax base, loss of production and a young workforce, as well as automation across many industries (mainly manufacturing) were identified as weaknesses that will affect the region over the next twenty years.

In conjunction with feedback gleaned from various outreach activities, these plans provide a benchmark of progress thus far and help distinguish the next steps for Hopedale. The following section provides an overview of existing conditions.

Existing Conditions

History and Overview

Hopedale has remained an economic engine since its first recorded settlement in 1669. Settlers capitalized on the area's topography, using the Mill River to produce corn in its Albee grist mill. Agriculture and small industry dominated the local economy until 1842 when Reverend Adin Ballou purchased six hundred acres in Downtown Hopedale and established *Fraternal Community Number One*, a utopian social experiment based on Transcendentalism.⁴ At the time, the nation was undergoing a spiritual revival known as the Second Great Awakening, and many were in pursuit of religious liberalism. The community continued to pursue farming and manufacturing until they went bankrupt in 1856. It was then that the Draper brothers, who had already begun manufacturing automatic looms for the textile industries in Lowell and Lawrence, purchased the property. By the 1880s, they had a reported 800 employees and 400 patents for textile machinery and had generated \$1 million in sales. By 1892, the Draper Company was the nation's largest producer of textile machinery. Hopedale was eventually incorporated as a Town from Milford in 1886, and George Draper constructed Town Hall in 1887⁵. The Drapers called the Town *Hopedale* because it had been known as the "Dale of Hope" for new immigrants to America.⁶



Statue of Adin Ballou
Photo Credit: Frederick Oldfield

The Drapers' success ushered Hopedale into the twentieth century. They sold upwards of 78,000 Northrop looms out of Draper Factory by 1903 - the Town's primary textile production site. The Draper Factory and the Draper Company sustained Hopedale's manufacturing base long after many New England mills closed. As technology modernized, the textile industry abandoned New England and moved south in pursuit of cheaper labor. The Drapers are often cited as one of the driving forces behind the loss of the textile industry to the South, selling their products to Southern mill owners who could afford the equipment and financing the

⁴ The Advisory Council on Historic Preservation. "Hopedale, Massachusetts." <https://www.achp.gov/preserve-america/community/hopedale-massachusetts>

⁵ Town of Hopedale. "A History of Hopedale." <https://www.hopedale-ma.gov/about-us/pages/history-hopedale>

⁶ Hopedale High School Alumni Association. hopedale-alumni.org/hopedale-memories.html

construction of some southern mills. By this time, agriculture was a smaller percentage of

Hopedale's local economy than in the nineteenth century. Agricultural production on its 31 farms and 500 acres consisted of dairy products (27 percent), hay (17 percent), and poultry (16 percent). However, the Draper Company's expansion boosted the value and quantity of agricultural goods from \$26,000 in 1895 to nearly \$75,000 in 1905.

Hopedale underwent its first and only strike in 1913 during the period of great expansion; the International Workers of the World (IWW) went on strike for four months before the company eventually won. As the Town entered the early modern period (1915-1940), the Draper Company reorganized and became the Draper Corporation. Shortly after, the Draper Corporation developed a Rayon loom in the early 1920s, and later a high-speed loom, that ran 20 percent faster. The invention of the streetcar and changes in residential construction patterns paved the way for the housing stock we see today, albeit slower than the surrounding suburbs. Throughout WWI, local industrial activity remained strong, and improvements in loom machinery continued until WWII before declining in the mid- twentieth century. In 1967, Rockwell International purchased Draper Corporation. By the mid-1970s, a combination of international competition and computerized machinery led to the demise of the Blackstone Valley's textile industry.⁷

Today, Hopedale nods to its industrial and utopian roots via its historic and cultural assets, its Town Center, and the fabric of its tax base. The Town is home to several major employers, including National Grid and the Aoude Autism & Medical Center. Other large employers include Hopedale Public Schools, Jehovah's Witnesses, Braun's Express Inc., Front Line, and Automation Consulting Services Inc. The population of 5,947 people and 2,181 households are predominantly well-educated, white collar, high-wage earners. Hopedale's growing popularity is due not only to its reputable public school system and "small-town" character but its relatively affordable housing, proximity to major transportation routes, central location between Worcester and Boston, and passive and active recreational opportunities. According to CMRPC projections, the Town is expected to grow by 6 percent between 2010 and 2040, posing potential challenges considering the limited amount of developable land and capacity of its infrastructure. The redevelopment of the Draper Factory presents an opportunity to proactively address the Town's growing housing and service needs but will require thoughtful planning to ensure infrastructure is fully addressed.

Income and Employment

Hopedale has high household incomes compared to the County and the state. The median household income (MHI) is \$108,294, compared to the state figure of \$81,215 and the County figure of \$74,679. The median family income in Hopedale is also relatively high at \$117,326, compared to \$103,126 for Massachusetts and \$96,393 for Worcester County. Although primarily a "working-class" community when the factory was operating, today Hopedale is predominantly "white collar." Hopedale has seen an 11 percent rise in median household income over the past decade. Though a seemingly small change compared with that of nearby communities, Hopedale's households also began the decade with the advantage of the subregion's highest incomes.

⁷ Massachusetts Historical Commission. MHC Reconnaissance Survey Town Report: Hopedale. 1983

Table ED1: Median Household Incomes			
Geography	2010	2019	% Change
Bellingham	\$78,290	\$101,477	30%
Hopedale	\$97,227	\$108,294	11%
Mendon	\$102,625	\$125,945	23%
Milford	\$66,636	\$83,243	25%
Upton	\$107,950	\$128,796	19%
Worcester County	\$64,152	\$74,679	16%
Massachusetts	\$64,509	\$81,215	26%
<i>Source: American Community Survey 2006-2010 and 2015-2019 5-Year Estimates, Table B19013</i>			

The percentage of Hopedale households with incomes of \$100,000 or more is higher than Worcester County in each of the Town’s Census Block Groups. Census Block 7451.2, which encompasses the Town Center, Hopedale Junior-Senior High, and several small commercial businesses, has the lowest MHI in Town at \$54,683. Block 7451.1’s - the northern portion of Town - MHI is \$113,170, and Block 7451.3’s is \$142,513, which is the southern portion of Town. A detailed breakdown of economic demographics by block group is in the Appendix.

Hopedale’s labor force, defined as residents 16 years and over who are employed or looking for work, includes 3,030 people according to the Massachusetts Labor Force and Unemployment Data Reports (LUR). The labor force’s size has decreased by roughly 2.4 percent since 2010 (3,104 individuals), whereas the County’s labor force has increased by 3%, and the State’s has increased by 5%. The LUR also shows that the annual unemployment rate has increased from 7.2 to 8.7% since 2010. Today’s rate is slightly below the State rate of 8.9% and the County rate of 8.8%. When examining unemployment patterns, it is critical to incorporate the unprecedented impact of COVID-19. The pandemic significantly interrupted employment and business activity, causing many to lose their jobs. When comparing initial and continued claims data between April 2020 and 2021, the uptick is apparent. There were sixty-five initial unemployment claims made in April 2020 versus 11 initial claims in April 2021. There were 427 continued claims versus 72 continued claims during the same time frame. A more realistic picture of unemployment trends can be found by comparing trend patterns over the past 30 years. The figure above highlights that, aside from COVID-19, Hopedale’s unemployment trends have mostly aligned with the County and State since 1990.

Map ED1: Hopedale by Block Group

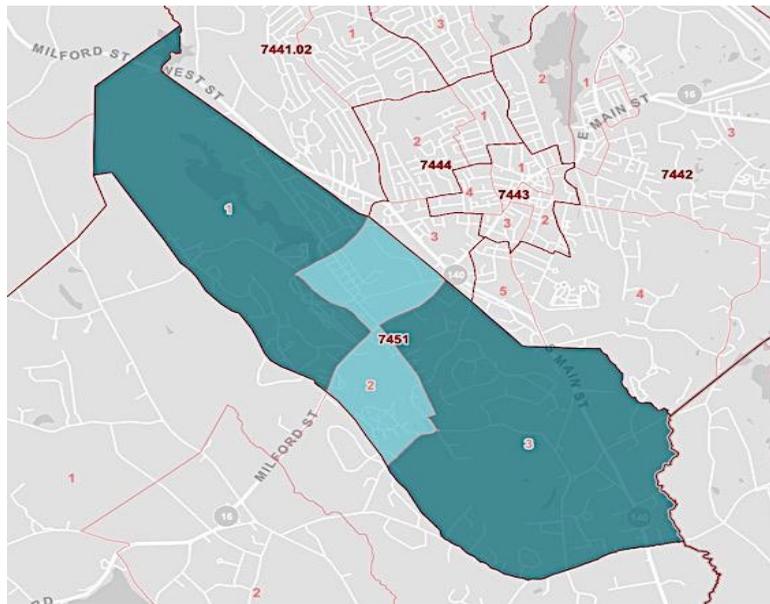
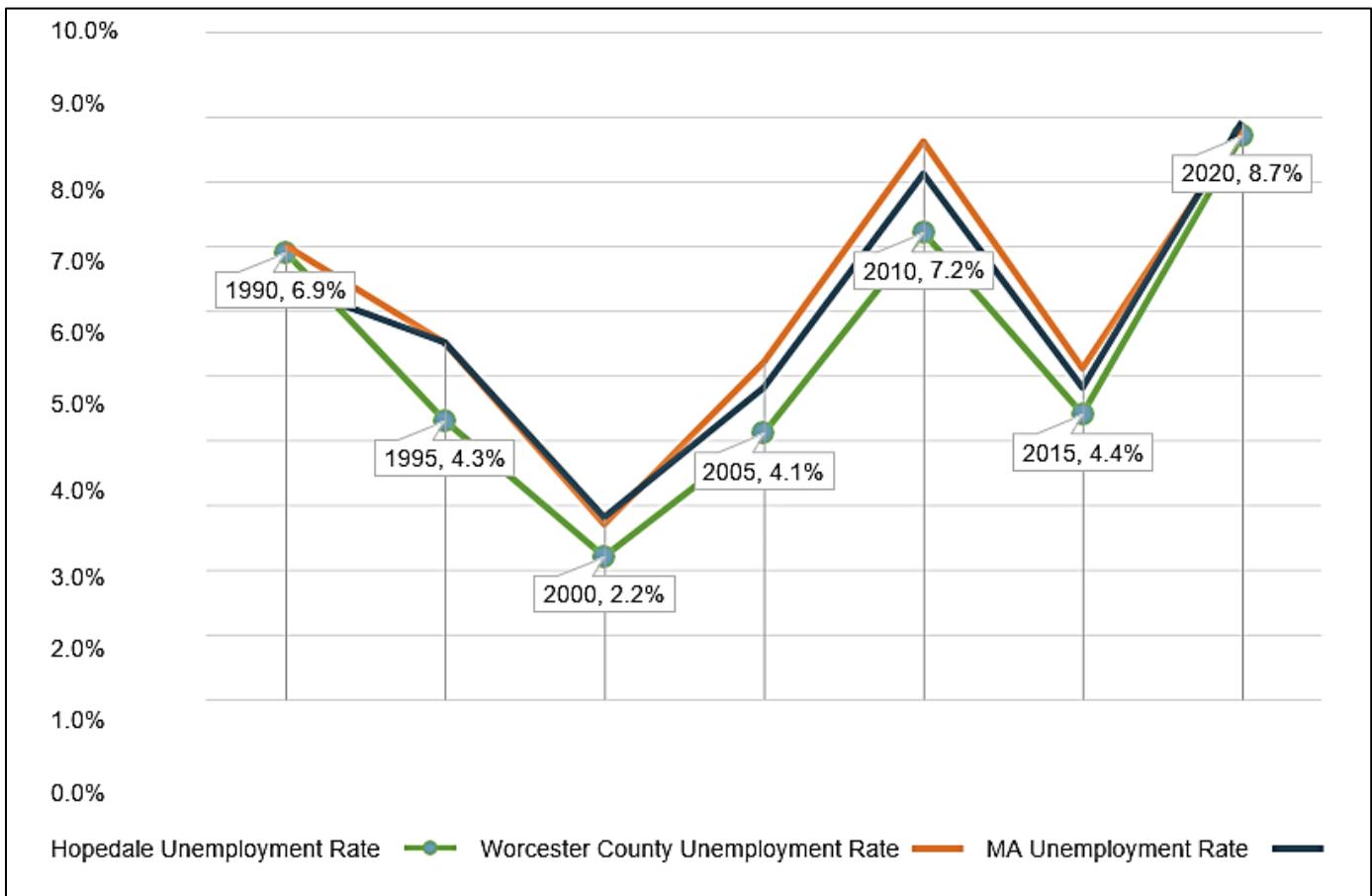
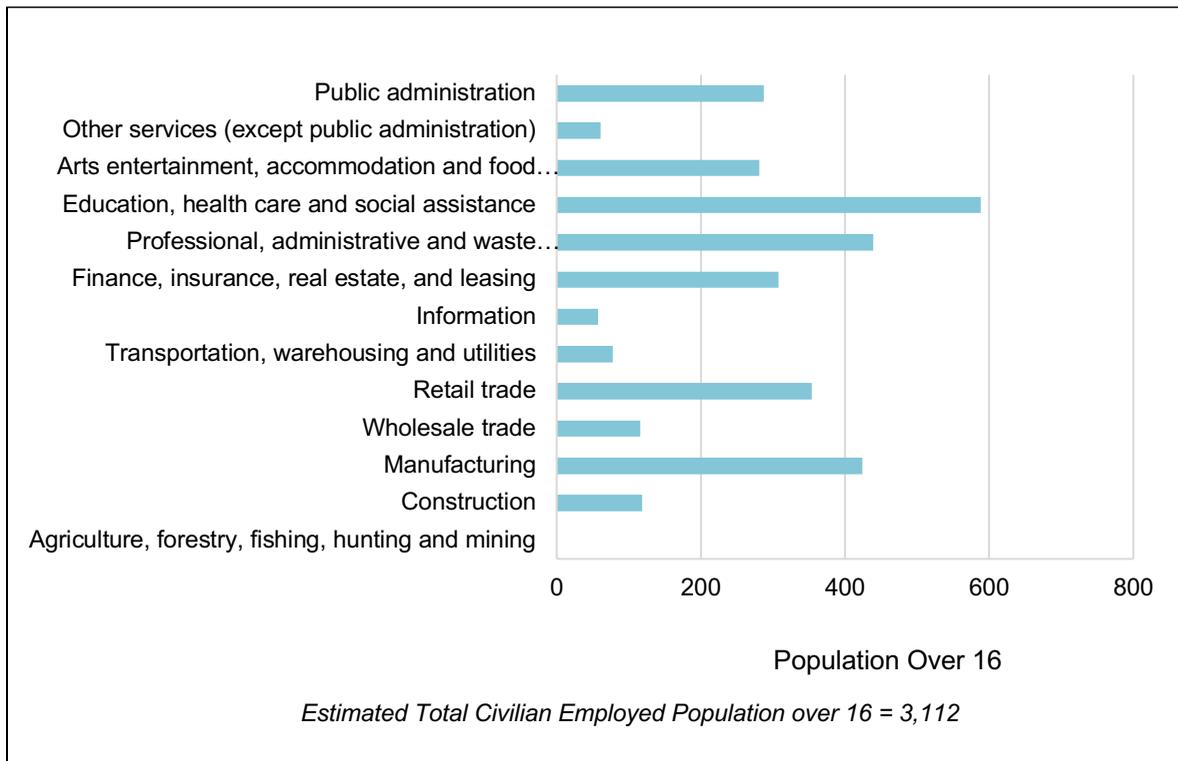


Fig ED1: Hopedale Unemployment Trends, 1990-2020



Source: MA Labor Force and Unemployment Data

Figure ED2: Working Population by Employment Industry, 2019 Estimates



Source: American Community Survey (ACS) 5-Year Estimates, 2019

It is important to distinguish between industry and occupation when analyzing labor force, as these terms are often confused. A person's occupation is what they do for work, e.g., an administrative assistant. The industry is the type of economic activity conducted, e.g., finance and insurance. Location Quotients (LQ) indicate the strength of local industries in comparison to larger reference geographies. LQ's are indicators of employment characteristics that assist with long-term forecasting. A ratio between .90 and 1.10 indicates the proportion of jobs per industry is similar between geographies, while a ratio below .85 or over 1.15 indicates a more notable difference. The higher the ratio, the stronger the industry is in the community. The table below reports the LQ for Hopedale based on the State, County, and Workforce Development Area (WDA) reference geographies. Hopedale is in MassHire's Central Region WDA with Worcester, Southbridge, and the Blackstone Valley communities.

Table ED2: Industry Location Quotients in Hopedale

Industry Name	Hopedale % Monthly Employment	MA % Monthly Employment	LQ	County % Monthly Employment	LQ	WDA % Monthly Employment	LQ
Agriculture, Forestry, Fishing & Hunting	N/A	0.3%	N/A	0.3%	N/A	0.19%	N/A
Mining, Quarrying, Oil & Gas Extraction	N/A	0.0%	N/A	0.1%	N/A	0.07%	N/A
Construction	22.03%	4.8%	4.59	4.8%	4.59	4.8%	4.55
Manufacturing	8.85%	6.7%	1.32	10.1%	0.87	8.5%	1.04
Durable Goods Manufacturing	5.34%	4.3%	1.23	6.3%	0.84	6.1%	0.87
Non-Durable Goods Manufacturing	3.56%	2.4%	1.50	3.8%	0.94	2.4%	1.49
Trade, Transportation & Utilities	14.32%	16.7%	0.86	18.8%	0.76	18.9%	0.76
Wholesale Trade	2.55%	3.4%	0.75	3.2%	0.79	3.3%	0.78
Retail Trade	2.24%	9.7%	0.23	10.8%	0.21	10.3%	0.22
Transportation & Warehousing	4.24%	3.1%	1.36	3.8%	1.12	4.1%	1.03
Information	0.59%	2.7%	0.22	1.3%	0.46	1.4%	0.43
Financial Activities	2.51%	6.0%	0.41	4.5%	0.56	5.0%	0.51
Real Estate, Rental & Leasing	2.37%	1.3%	1.77	0.8%	2.96	0.7%	3.18
Professional & Technical Services	3.51%	9.6%	0.37	4.7%	0.75	4.8%	0.73
Management of Companies & Enterprises	0.64%	2.0%	0.31	1.5%	0.42	1.4%	0.45
Administrative & Waste Services	10.72%	5.2%	2.07	4.7%	2.28	5.1%	2.09
Education & Health Services	24.82%	28.1%	0.88	33.1%	0.75	34.1%	0.73
Social Assistance	4.93%	4.1%	1.20	5.1%	0.97	5.1%	0.97
Arts, Entertainment, & Recreation	1.37%	1.9%	0.72	1.5%	0.91	1.4%	0.97
Accommodation & Food Services	1.96%	8.7%	0.23	7.9%	0.25	7.6%	0.26
Other Services, Except Public Administration	5.75%	3.4%	1.71	2.9%	1.96	3.1%	1.85
Public Administration	N/A	3.8%	N/A	3.7%	N/A	3.6%	N/A

Source: Massachusetts Executive Office of Labor and Workforce Development, ES 202 Data, 2019.

Understanding the employed labor force’s division by occupation type is also helpful when planning for future job growth. Occupation data provides an added layer of insight into the makeup of the employment base and the kinds of employers that provide local wage and salary jobs. Almost half (49 percent) of Hopedale’s employed population over 16 works in Management, Business, Science, and Arts Occupations. The median earnings for those occupations are approximately \$22,500 higher than the average median earnings of \$76,619 in Hopedale. The table below provides a breakdown of occupations by class of worker and median earnings. Class of worker refers to the type of establishment that employs someone, such as a private wage employee or self-employed person.

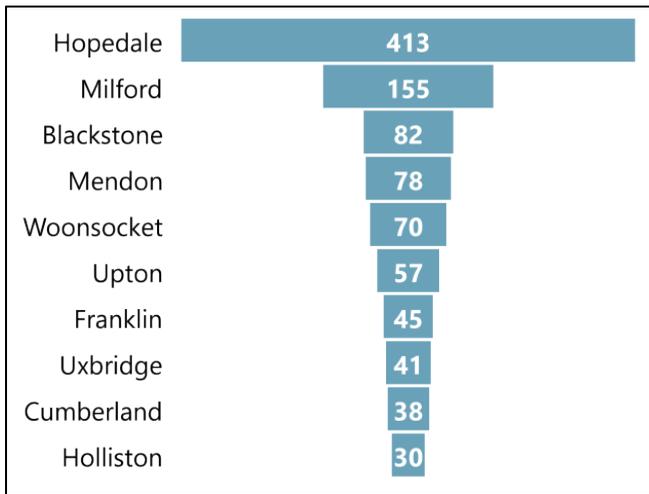
Table ED3: Occupation by Class of Worker and Median Earnings							
Occupation Type	Median Earnings	Private Company Employees	Self-Employed, Own Inc. Business	Private Nonprofit	Government Workers	Self-Employed, Own Not Inc. Business & Unpaid Family Workers	Total
Management, Business, Science & Arts	\$99,133	892	28	206	315	34	1,475
Service	\$90,179	295	11	36	111	27	480
Sales & Office	\$56,319	579	0	9	14	28	630
Natural Resources, Construction & Maintenance	\$72,833	177	0	0	0	19	196
Production, Transportation & Material Moving	\$44,839	153	9	29	0	0	191

Source: American Community Survey 2015-2019 5-Year Estimates, Table C24060

Educational attainment largely overlaps with job choice, workforce skillset, and the wages people are likely to earn. In Hopedale, there is a high correlation between education, employment, and income. Ninety-eight percent of those with a Bachelor’s degree in the civilian labor force are employed, compared to 88 percent of those with some college experience”, and 93 percent of those with a high school diploma. Statewide, Bachelor’s degrees have become a minimum credential to enter the workforce. Trending toward higher levels of educational attainment is particularly evident in Hopedale because residents with at least a Bachelor’s degree make up 49.6 percent of Hopedale’s population between 25 and 64, compared to 38.7 percent of Worcester County’s 25-64 population and 46.4 percent of Massachusetts’s 25-64 population.

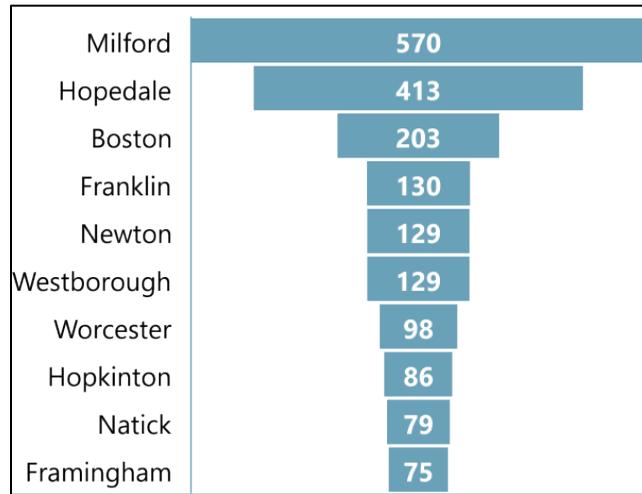
Most residents send their children to Hopedale public schools but work outside the Town. The average commute is 30 minutes, with driving being the principal means of transportation (85 percent). Means of transportation to work is a strong indicator of median earnings, with higher earners usually driving alone to and from their job. Those in Hopedale who drive alone to work (as opposed to carpool) earn about \$5,000 more than other commuters. The small percentage of workers who take public transportationⁱ (2.3 percent) also tend to be employed in well-paying occupations, as do the 7.6 percent of individuals who work from home. Because Hopedale lacks a public bus or train line those who report taking public transportation typically still use an automobile for a portion of their commute.

Figure ED3: Where Hopedale Workers Live



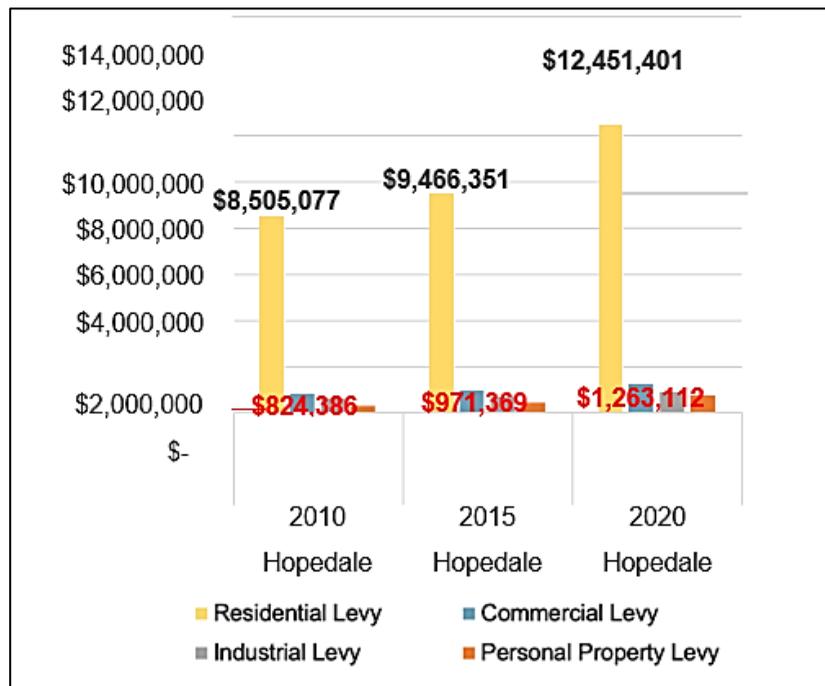
Source: ACS Community Flows

Figure ED4: Where Hopedale Residents Work



Source: ACS Community Flows

Figure ED5: Hopedale Tax Levy by Class



Source: MA Municipal Databank

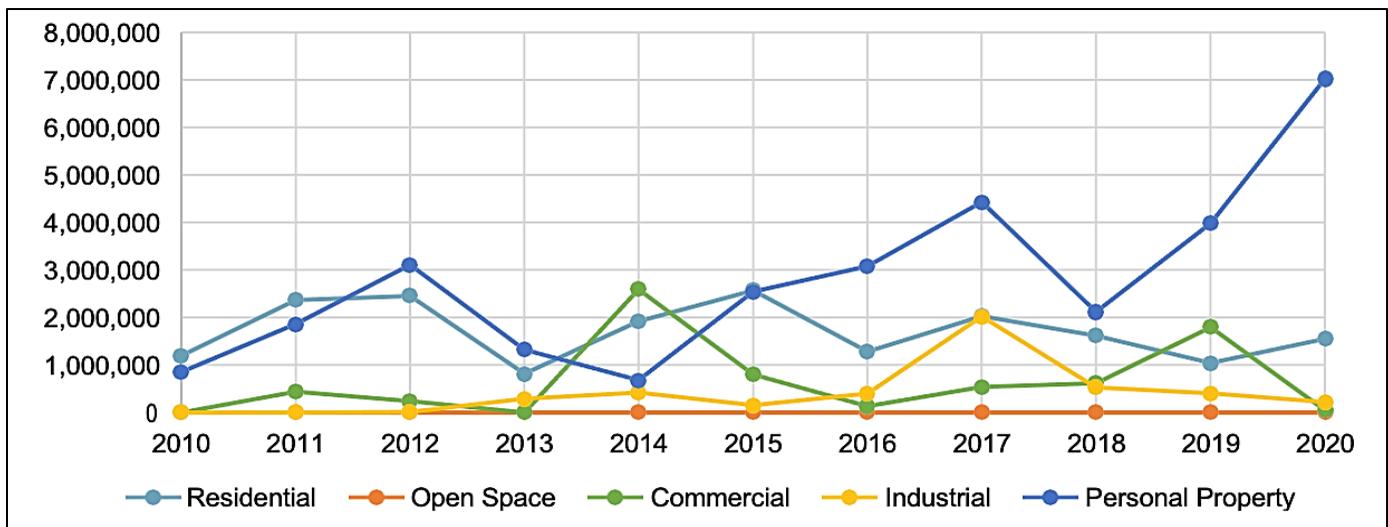
There is likely an overlap between those working from home and those who are self-employed. According to ACS estimates, 8.7 percent of households reported having self-employment income. However, most commuting Hopedale residents work in Milford (19 percent), and 7% commute to Boston. Roughly one-third of Hopedale workers live in Town, which provides opportunities to spur investment in collaborative work environments and small office spaces with support services and near amenities.

Roughly 80 percent of Hopedale’s tax base is residential; 8 percent is commercial, 6 percent industrial, and 5 percent personal property.⁸ Hopedale does not have any open space assessed as taxable property. 2020. The commercial and residential levy have also increased significantly over the past decade – by 53 percent and 51 percent, respectively. The residential tax levy has increased by 46 percent between 2010 and 2020. The commercial and residential levies have also increased significantly over the past decade- by 53 percent and 51 percent, respectively.

Tax Base

However, the greatest increase was in personal property (172 percent). These increases can be attributed to patterns of new growth seen in Hopedale. Between 2019 and 2020 alone, there was a 49 percent increase in new residential growth, a 46 percent increase in industrial growth, and a 76 percent increase in personal property. Contrary to the community’s desire to see more commercial and mixed-use development, there was a 97 percent decrease in new commercial growth between 2019 and 2020. In total, new growth in 2020 was 1.63 percent of the prior year’s levy. The chart below illustrates new growth trends in Hopedale since 2010.

Figure ED6: New Growth in Hopedale by Class



Source: MA Municipal Data Bank

Hopedale’s single-family tax bill is \$6,463, slightly lower when compared to the neighboring communities of Mendon (\$7,097) and Upton (\$7,541) but higher than Bellingham (\$4,612) and Milford (\$5,448). Hopedale’s average single-family tax bill increased by 47 percent since 2010, while single-family home assessed values increased by 15 percent. Hopedale’s single-family tax bill is roughly 16 percent of household incomes,

⁸ Massachusetts Department of Revenue, Division of Local Services defines personal property as “generally includes tangible items that are not firmly attached to land or buildings and are not considered to be part of the real estate, for example merchandise, machinery, animals and equipment.”

ranking 101st in the state. Assessed residential value is \$728,758,809, while the assessed value of commercial property is \$44,813,699 (5 percent of total assessed values), and \$32,771,500 (4 percent) for industrial property. Tax rates are structurally consistent with surrounding communities in that they have a rate for commercial, industrial, and personal property uses. However, Hopedale’s rates are much higher than its counterparts – 28.8 versus an average of 22.49. In 2020, the residential tax rate per \$1,000 of assessed value was \$17.87. A strategy to incentivize commercial growth is to move towards a single rate tax plan.

Municipality	Residential Rate	Open Space Rate	Commercial Rate	Industrial Rate	Personal Property Rate
Bellingham	14.41	0.00	20.58	20.58	20.47
Hopedale	17.87	0.00	28.80	28.80	28.80
Mendon	16.79	0.00	16.79	16.79	16.79
Milford	15.98	0.00	29.69	29.69	29.69
Upton	16.60	0.00	16.60	16.60	16.60

Source: MA Municipal Data Bank, 2020

Business Overview and Leakage

Hopedale is home to a small group of smaller-scale businesses as well as several larger industrial employers. There are no “big box” retailers in Town, as most are in Milford and larger municipalities. To understand the number and type of establishments, this chapter uses the following data sources: “Doing Business As” (DBA) certificates, ESRI Business Analytics, and Employment and Wage data (ES 202) from the Massachusetts Department of Unemployment Assistance.

DBA certificates are filed annually with the Town Clerk per Massachusetts General Law (MGL) Chapter 110. Larger entities do not have to file a DBA certificate if they are registered with the state, but they remain an effective way to track smaller businesses and those who are self-employed. This data is important as the community participation survey revealed that 76 percent of respondents felt “too few local businesses for economic growth” was the biggest economic challenge facing Hopedale over the past ten years. According to DBA filings, there are 294 businesses, with 202 filed in Hopedale. Any home-based recruitment and retention strategies should look to DBA certificates to understand the small commercial fabric and gauge their most pressing needs.

ESRI Business Analyst is a demographic mapping software created by ArcGIS. ESRI contains a plethora of market, business, lifestyle, and spending data necessary to understand the local business community, shopping patterns, and where sales leakage occurs. This data also provides an inventory of larger companies that fills the gap left by DBA certificates. ESRI estimates state that there are 253 businesses in Town with approximately 2,260 employees, generating \$489,014 in total sales. The table below outlines the number of businesses and employees by type of industry.

Table ED5: Business Summary Table			
Business	Number of Businesses	Employees	Percent of Total Employees
Agriculture, Forestry, Fishing & Hunting	0	25	1.0%
Mining	0	0	0.0%
Utilities	1	260	10.9%
Construction	46	283	11.9%
Manufacturing	13	141	5.9%
Wholesale Trade	14	108	4.5%
Retail Trade	26	212	8.9%
Transportation & Warehousing	8	89	3.7%
Information	2	9	0.4%
Finance & Insurance	3	14	.6%
Real Estate, Rental & Leasing	6	19	0.8%
Professional, Scientific & Tech Services	19	150	6.3%
Management of Companies & Enterprises	1	3	0.1%
Administrative & Support & Waste Management & Remediation Services	16	66	2.8%
Educational Services	8	339	14.2%
Health Care & Social Assistance	16	262	11.0%
Arts, Entertainment & Recreation	4	33	1.4%
Accommodation & Food Services	8	26	1.1%
Other Services (except Public Administration)	37	290	12.2%
Public Administration	9	73	3.1%
Unclassified Establishments	16	8	.3%
<i>Source: ESRI Business Analyst, Business Summary, 2021</i>			

ES 202 data monitors the average number of business establishments across the Commonwealth, average weekly wages, and average employment. This information provides an added layer when analyzing commercial trends over time and helps recognize a community's trajectory. When tracking ES 202 data, one can see the number of establishments in Hopedale has increased by 46 percent since 2001.⁹ The greatest increase in the number of establishments was between 2001 and 2005. There was nearly a 10 percent increase in average weekly wages during the same time frame, with the greatest increase of 19.3 percent between 2005 and 2010. The total increase in average weekly wages from 2001 to 2019 was 55 percent. Accommodation and Food Services experienced the highest growth (133% increase) in number of establishments, while the construction industry saw the greatest growth in wages (729%) and average monthly employment (324%). Financial activities experienced the greatest increase in weekly wages (153%).

⁹ ES 202 data begins in 2001, and annual report data is only available through 2019.

Table ED6: Hopedale ES 202 Summary Data, 2001-2019						
Category	2001	2005	2010	2015	2019	% Change
No. of Establishments	147	179	192	190	214	46%
Average Monthly Employment	1,687	1,629	1,587	2,044	2,192	30%
Average Weekly Wages	\$746	\$819	\$977	\$1,052	\$1,153	55%
Total Annual Wages	\$65,414,742	\$69,388,678	\$80,618,301	\$111,803,406	\$131,417,570	101%

Hopedale’s businesses generate about \$55,704,113 in annual retail sales, according to the most current estimates from ESRI Business Analyst. Please note that these estimates do not account for the unprecedented impact of COVID–19, and the pandemic’s impacts are under continued surveillance as they unfold. Hopedale’s *Retail Marketplace Profile* indicates that demand exceeded supply in nearly all industry categories. Leakage and surplus analysis is a supply and demand comparison across industry categories. It produces a leakage/surplus factor ranging from -100 to +100, with surplus indicated by negative values and leakage indicated by positive values. A surplus factor indicates that the specific industry has a greater supply than demand. In Hopedale, the only industries that had negative leakage/surplus values were:

- Building Materials, Garden Equipment, and Supply Stores, which had a retail gap of -\$827,709 and a factor of -5.2
- Building Material and Supplies Dealers, which had a retail gap of -\$1,395,615 and a factor of -9.2
- Other Miscellaneous Store Retailers, which had a retail gap of -\$76,711 and a factor of -1.7
- Direct Selling Establishments, which had a retail gap of -\$1,771,996 and a factor of -64.3

In all other categories, demand exceeded supply, indicating the type of establishments the Town should market to and the type of revenue lost to neighboring communities. The Retail Trade and Food and Drink Demand (or retail potential) was \$123,049,082 while supply (retail sales) was \$30,798,692, producing a gap of \$92,250,390 and a leakage factor of +60. Although there has been a drastic shift to e-commerce/online ordering and businesses are continuing to recover from COVID-19, Hopedale has an opportunity to magnify its retail base with specialty commercial options and restaurants. Community members expressed a need for these establishments during the Master Plan Visioning Session and the Needs Assessment Survey, specifically mentioning restaurants, groceries, smaller boutique-style stores, and customer service options.

Table ED7: Hopedale Retail Demand Outlook by Industry Group			
Industry Store Type	NAICS Code	Retail Gap	Leakage/ Surplus Factor
Motor Vehicle & Parts Dealers	441	\$14,054,910	45.1
Furniture & Home Furnishings Stores	442	\$2,075,713	45.9
Electronics & Appliance Stores	443	\$3,987,942	73.8
Bldg Materials, Garden Equip. & Supply Stores	444	(-\$827,709)	5.2
Food & Beverage Stores	445	\$17,196,303	68.6
Health & Personal Care Stores	446, 4461	\$7,042,501	100
Gasoline Stations	4,474,471	\$8,580,217	81.3
Clothing & Clothing Accessories Stores	448	\$7,550,920	87.2
Sporting Goods, Hobby, Book & Music Stores	451	\$4,350,957	100
General Merchandise Stores	452	\$13,575,612	100
Miscellaneous Store Retailers	453	\$935,824	12
Nonstore Retailers	454	\$2,095,675	31.6
Food Services & Drinking Places	722	\$11,631,525	87.5
<i>Note: This database is in mature status. While the data are presented in current year geography, all supply- and demand-related estimates remain vintage 2017.</i>			
<i>Source: ESRI Business Analyst, Retail Marketplace Profile, 2021</i>			

Additional information on Hopedale’s Market Profile is the spending potential index(SPI) for the Town. The SPI value compares the amount of money spent locally for a good/service to the average amount spent nationally for that same good/service. In each category, Hopedale residents are spending at least 30% more than the national average. The findings specify that residents are more likely to spend higher than average amounts for goods and services but are not spending this money within Town limits. The complete Market Profile is in the Appendix of this Master Plan.

Commercial and Business Districts

Hopedale’s Zoning Bylaw has one Commercial district (C) and two general business districts - General Business (GB) and General Business A (GB-A) although no parcels are currently zoned GB. The C District is about 191.44 acres in the southeastern section of Town, bordering Milford and Bellingham. Route 140 runs vertically through it, continuing to Mendon and across to Bellingham. Route 140 is one of the main arteries in Town, generating approximately 13,692 annual average daily trips according to MassDOT’s Transportation Data Management System. The C District has most of Hopedale’s larger commercial players, including National Grid. Business, professional and general offices, indoor eating places, drugstores, salons, repair shops, and most types of businesses are allowed by right. Hotels, motels, outdoor eating places, establishments selling farm products, and vehicle repair shops require a Special Permit for operation. A combination of commercial uses that exceed 3,750 square feet will also require a Special Permit. In addition to the established districts, there are several scattered sites around the Town Center zoned for commercial use.

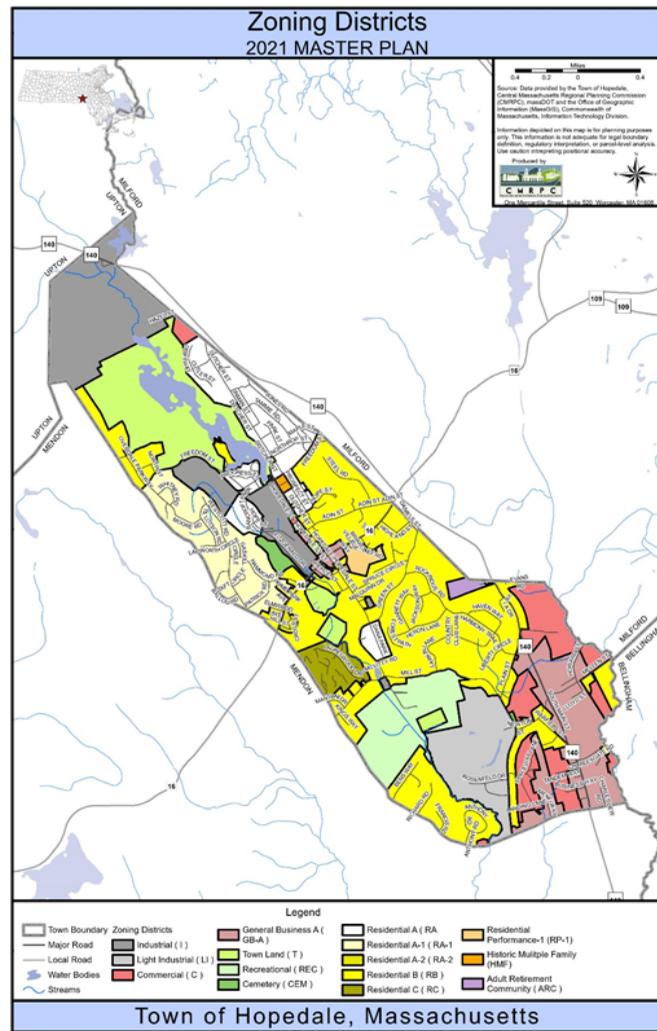
The GB-A District overlaps with the C District in southeastern Hopedale. These districts are a combined 236.16 acres. GB-A allows for single and two-family housing in addition to the same commercial uses as the C district. Development is concentrated in southeast Hopedale in a stand-alone fashion. Smaller, more clustered commercial buildings are in Town Center. The Center is the most walkable portion of the Town and home to municipal facilities and services – police, fire, the library, and Town Hall. Route 16, running right through the Town Center, is generating roughly 12,562 annual average daily trips. There is potential for a Complete Streets Prioritization Program in the Town Center and along Hopedale Street. Complete Streets is a Mass DOT program that integrates accessibility, walkability, and connectivity in the built environment to make communities healthier, economically viable, and safe. Hopedale has an approved Complete Streets policy as of March 2021 but not an approved Prioritization Plan. The Plan would promote foot traffic, capturing sales leakage that may be lost elsewhere. The 2017 Community Development Plan (2017) previously recommended a system to link the Parklands, Town Center, and riverfront areas.

Agricultural Business

Hopedale’s agrarian beginnings are An inextricable part of its history and character, although agriculture’s role in today’s local economy is minimal. Across the Commonwealth, farmland and the agriculture industry are rapidly declining due to low rates of returns compared to other land use options. Hopedale, like many places, has faced growing development pressures, which has in turn reduced land-based uses, natural resources, and remaining farms. For example, both the golf course and Mellen Field were once farms.

Open space in Hopedale is predominantly active and passive recreation land (42.4 percent of acreage). There are no large areas of prime farmland in Town. Nevertheless, Hopedale has a small grouping of farms that continue to operate: Ferrucci’s Egg Farm, Whyte Farm, and Young Farm.¹⁰ The Zoning Bylaw allows for commercial farms and orchards by Special Permit in the Residential B, Residential Performance-1 (RP-1), GB- A, and C districts. Commercial raising, boarding, and breeding are only allowed by Special Permit in the GB-A, and C districts. There are no agricultural uses allowed By-Right in Hopedale. Due to the lack of land agricultural land, there is no functioning Agricultural Commission, Right-to-Farm Bylaw, Agricultural Preservation Restriction (APR), or a similar effort to preserve/protect farmland. Residents did not indicate the preservation and promotion of agricultural enterprises as a priority in the engagement process.

Map ED2: Zoning Districts



Source: CMRPC, 2021

Industrial Business

Several large swaths of land are zoned for industrial use in Hopedale, including the northernmost section of Town bordering Upton, the Draper Factory site in the center of Town, and the district abutting district C in south Hopedale. As seen with some commercial parcels, a few scattered industrial sites are in the C district and around Hopedale Street. Given its importance in the town's ongoing revitalization and proximity to downtown, the area surrounding the Draper Corporation Site should be considered for a zoning amendment, such as a mixed-use overlay, mixed use base district, or other zoning consistent with the Town's vision for the area. Similar considerations should be given to other areas of town with large undeveloped parcels.

There are approximately 190.33 acres of light industrial uses and 377.11 acres of industrial uses in Town, accounting for 19 percent of the Town's acreage. The definition for light industrial (sometimes referred to as light manufacturing) varies depending on the community, but it is usually industrial operations that do not emit the noise, smoke, odor, or waste that is typical of a traditional industrial site. The Light Industry (LI) district is located off Plain Street and Rosenfeld Drive in south Hopedale (adjacent to district C).

Airport Industrial and Business Park

The LI district is the Hopedale Airport Industrial and Business Park and Rosenfeld Concrete. The Airport Industrial and Business Park has over 40 mixed-use buildings on 60 parcels, ranging from large industrial spaces to small office units and self-storage facilities. The Park is over 70 acres and includes the municipal airport, the Hopedale Business Park, Hopedale Mini-Storage, and the Hopedale Industrial Park.¹⁰ There is an interesting mix of current tenants ranging from a restaurant to a school to construction companies. Some of Hopedale's largest employers reside there, such as D. C. Bates Equipment Co. Inc., Expose Signs, and Kelley & Ryan Assoc. To the north of the park is Rosenfeld Concrete, a 141-acre site that produces concrete product, fiber, color, and admixtures. Beyond light manufacturing (metal stamping, assembling, precision machine shops, laboratories engaged in research, experimental and testing activities), warehouses and heavy equipment sales are allowed By-Right in the LI District. Biotechnology research and manufacturing, automotive service stations, and automotive repair are allowed by Special Permit. The Park offers water, sewer, and broadband connection, and there is potential for build-out opportunities. There are few vacancies currently, indicating positive growth post-COVID-19.

Draper Factory

The Industrial (I) District in the center of town consists mainly of the Draper Factory site, 141 Mendon Street, and 161-163 Freedom Street. The total area is over 400 acres and upwards of 20 parcels. There are a variety of businesses operating in the area that include the Grafton-Upton Railroad and the Town of Hopedale's municipal operations. The district includes the Town-owned Little Red Shop Museum – Hopedale's first and only Local Historic District in the Blackstone River Valley National Historic Park. It is also across from Hopedale Pond, which is considered an area of minimal flood hazard according to FEMA's National Flood Hazard Layer Viewer.

In the I district, business, professional and general offices are permitted By-Right, as is light industrial, automotive repair, heavy machinery, storage and warehousing, and textile/mill operations. General retail establishments, automotive service stations, biotechnology research and manufacturing, and any form of manufacturing not explicitly stated in the Zoning Bylaw requires a Special Permit. By-Right allowances are consistent with what one would see in towns of similar size to Hopedale. The Town is predominantly residential and open space, so the limitations on industrial development plus the availability of land/space

¹⁰ Hopedale Airport Industrial and Business Park, "Tenants," 2021. <http://hopedaleindustrialpark.com/Tenants.html>>

make heavy industrial operations unworkable at larger scales.

The I District, of which the 80-acre Draper Factory site is included, has 222.25 acres of registered Brownfields sites, including the factory and three of the abutting properties. The environmental considerations of the site have historically posed market and development challenges. The private Draper Factory site has been remediated and demolished, providing greater opportunity for development. The private property owner and the Worcester Business Development Corporation (WBDC) are working to develop a site-specific Master Plan that is intended to be complementary to the Town of Hopedale's Master Plan work. The analysis proposes a walkable, mixed-use center with residential, commercial, historic, and public space components that the community has widely supported. The Projects phases will include ongoing consultation with the Hopedale Master Plan Committee, infrastructure upgrades, new traffic/pedestrian connections, and a build-out analysis of mixed-use opportunities. Town staff, property owners, and other stakeholders work together and maintain a strong collaborative relationship as the project unfolds. Due to the nature of the project and the required workload, the property's redevelopment will take at least ten years.

Town Center

As with many traditional New England Town Centers, Hopedale's center is at a crossroads. From the intersection of Route 16 (Mendon Street) and Hopedale Street, the area continues along Hopedale Street to the Freedom Street intersection. Route 16 is an important connector to Milford and Mendon. Other than minor rush-hour traffic, there was no mention of traffic or parking-related issues by the community. Parking options are somewhat limited already and will likely need reevaluation once the Draper Factory demolition is complete. Minimal overflow options and prohibited parking on most side streets will not be sufficient. The desire to activate the area with pedestrian and bicycle infrastructure may call for unique approaches to parking management. A Traffic and Parking Study of the area is currently underway to examine possibilities.

The Center contains many of the small commercial enterprises in Town, in addition to industrial land, open space, and several residential blocks. The Town Hall, Bancroft Memorial Library, the Police and Fire Departments, Hopedale Junior-Senior High School, Hopedale Community House, Adin Ballou Park, the Little Red Shoppe, and the Hopedale Housing Authority are just a few of the Center's landmarks. Despite density being an ongoing concern, there is potential for more housing options in the Center. Existing two- family homes there are in older neighborhoods and likely need rehabilitation, but new housing on the Draper Factory site would bring an influx of new tax revenue and walkable opportunities for local workers/employers.

Processes and Procedures

Hopedale's permitting process is typical of a smaller Massachusetts community, with little feedback from the community regarding the need for improvements. The state introduced the "Community One Stop for Growth" portal in 2021 – a single application and collaborative review process of community development grant programs that allow for a municipality to apply to multiple grant programs simultaneously. According to discussions with Town staff, there has been an expression of interest in the program. The Planning Board voted in March of 2021 to use the Central Massachusetts Regional Planning Commission (CMRPC) Local Planning Assistance (LPA) program for application submittal.

For other types of permitting required for the Board of Health, the Building Department, and the Fire Department, Hopedale has a landing page on the Town Website with all the necessary permits and forms. Permits/forms are electronically fillable PDFs for convenience. Currently, the Town is seeking a vendor to provide licensing, permitting, and work order software for use in multiple departments. The software will manage the licenses and permits, streamline applications, and track licenses/permits. The software will have

mobile capabilities and be hosted on the cloud to facilitate public and department interaction.¹¹

The Planning Board (PB), Zoning Board of Appeals (ZBA), Conservation Commission (Con Comm), and the Building Inspector/Enforcement Officer are responsible for reviewing and approving new development. There is not one planning department to house each of these bodies. Rather, the Building Commissioner/Zoning Enforcement Officer is part of the Building Department, and the PB, ZBA, and Con Comm are part-time boards that meet monthly. The Planning Board reviews Approval Not Required (ANR) plans and is the Special Permit Granting Authority (SPGA) for subdivision plans and site plan reviews, which require Site Plan Review and a public hearing.¹² The ZBA issues Special Permits for all other uses, also requiring a public hearing. Other than Special Permits, the ZBA manages use and dimensional variances, non-conforming uses, and appeals to Planning Board and Building Inspector/Enforcement decisions. The PB, ZBA, and Con Comm do not have dedicated staff, including no administrative support to process paperwork. The Town currently does not have a Conservation Agent, nor is there a Planner to assist in approving subdivision plans and Site Plan Review applications. The PB has employed a consulting engineer for larger developments in the past but has since stopped that practice due to payment processing issues. An Economic Development Committee or similar entity would be helpful here. Their duties typically include working in an advisory capacity to staff, offering recommendations to streamline regulatory requirements, collaborating with the business community, and advising the Town on economic policies. Economic Development Committees also spearhead efforts such as permitting guides and design guidelines.

Given the current volume of activity, Hopedale's permitting system is functioning well. It is recommended that processes are regularly reviewed and modified by staff and executive decision-making bodies as the town attracts more development. Hopedale does not have expedited permitting or a combined application process. There are also no joint permitting meetings and limited review sessions with developers due to low staff levels and limited bandwidth. One option to expedite the process is Site Plan Review without a Special Permit (where the review would already be triggered), as opposed to requiring a Special Permit for a variety of uses. Site Plan Review assures the applicant that the use is allowed, and the Town can use it as a tool to control project design. Site Plan Review offers more assurance that the project will go forward, whereas a Special Permit is always at risk of denial. This change would involve little to no staff-level changes, compared to adopting Chapter 43D Planned Development sites. Chapter 43D, available through the Community One Stop for Growth portal, secures permits in approximately 180 days via a master permit application. The system is helpful but does require staff to review and design a track to completion.

Issues and Opportunities

Hopedale's community engagement process highlighted several issues regarding economic development. The community discussed opportunities, areas for growth, and what are considered top priorities. There was a tremendous need to balance promoting vitality in commercial nodes with small business and mixed-use development with maintaining feasible growth and preserving community character. Most participants wished to optimize the Draper Factory site by incorporating a variety of uses to diversify the tax revenue stream. Survey respondents repeatedly commented on the need for small retail shops, i.e., boutiques and restaurants. Approximately 70 percent agreed that the Town should explore the potential for development on underutilized municipal land. Lastly, participants highlighted the benefits of being close to I-495, I-90, and other major routes and having the option to take the commuter rail. Community participation is vital to the

¹¹ Town of Hopedale, "RFP - Permit System Software and Implementation," June 16, 2021. < <https://bit.ly/3A9EqPS>>

¹² The Planning Board is also the SPGA for the Floodplains District, which does not require Site Plan Review

planning process. The feedback received helped shape this chapter's goals, objectives, and action items, as well as tie them to the overarching Vision Statement. It will guide future policy decisions and the evolution of development patterns over the next decade. The following sections outline issues and opportunities discussed during the participation process and their relation to commercial and industrial sectors.

Town Center and Draper Factory Site

Connectivity and Complete Streets

The Town Center is a treasured piece of Hopedale for residents and visitors alike, offering space for community gatherings, local shopping destinations, and beautiful parks, amongst other things. However, many felt the Center as it exists now is disjointed and lacks connectivity and definition. Connecting existing uses cohesively would revitalize the area, catalyzing a more robust economic center. Complete Streets is a popular program offered by MassDOT for communities of all sizes. There are 265 communities enrolled, 75 of which have approved Tier 3 project applications. Complete Streets projects in business districts/economic centers range from large scale, (i.e., corridor-wide improvements) to small scale (i.e., new bike infrastructure, ADA-accessible sidewalks, etc.). Investment in the program often leads to additional planning initiatives, including district design standards, historic preservation efforts, or park redesign. Participation increases a community's competitiveness when applying for other grants, particularly infrastructure grants. Hopedale has a state-approved policy but needs a Prioritization Plan. According to the Funding Program Guidance, municipalities may request up to \$38,000 in technical assistance funding for a Complete Streets Prioritization Plan. Once the Prioritization Plan is approved, the Town can submit an application for up to \$400,000 in construction funding for a designated project. Due to the regulatory requirements, participation can be challenging for an understaffed department. Because of this, municipalities will commission regional planning agencies (RPA's) to assist with the process.

Transparent and Inclusive Planning

Meetings with the Master Plan Committee and the community underscored the need to maintain transparency and clarity in the planning process and the importance of community buy-in on long-term decision-making. For larger-scale projects such as Draper Factory, the next steps will impact everyone in Town. Decisions related to housing, commercial activity, transit, parking, and other land uses must be conveyed to the community, and their concerns accounted for. How decisions are arrived at should be explained and incorporate stakeholder input. The Master Plan Committee has met with the developers throughout the drafting process, and the property owner is an active member. A Community Visioning Session, survey, and Goals Workshop garnered more input and ensured that information was incorporated accordingly.

Final approval of the Master Plan does not conclude the process; planning continues into the implementation phases, with action items doubling as performance benchmarks. Master Plans are dynamic documents that are regularly reviewed and updated with new information. Many communities have Master Plan Implementation Committees that track progress concerning the goals, recommendations, and action items, using the data to determine which activities/projects to pursue. This is particularly true regarding economic development, as Hopedale residents wish to see growth in commercial tax revenue.

Collaboration and Leadership

Hopedale's municipal departments are limited by staffing and budgetary constraints. Although operating within these constraints, the Town is not staffed to proactively visit existing businesses or new businesses when they arrive in Town. Outreach is at a baseline level, answering questions and providing basic technical

assistance as needed. Marketing and online information-sharing can help, but the Town also should consider a dedicated Economic Development Commission, Business Expansion and Assistance Team (BEAT), or ambassador to distribute the workload required to retain and attract desired new businesses. A dedicated person/group can help establish a business association, serve as a liaison, conduct research, pilot new programs, provide staff support, seek financing/apply for grants, and host events. These groups have historically met with success and are common across the Commonwealth. Examples of successful economic development organizations representing Town Centers include “Dedham Square Circle” and Walpole’s “Destination Downtown.” Due to limited funds available for a dedicated staff position, Hopedale would need a volunteer-based organization. The Town should capitalize on its involvement with local/regional organizations and pursue new collaborative opportunities. These collaborations are often low-cost or subsidized ways to access new information/data, resources, and opportunities that would not be achievable otherwise. Some of the collaborations that the Master Plan Committee wishes to see strengthened are those with the Metrowest Chamber of Commerce, the Metrowest 495 Partnership, the Milford Area Chamber of Commerce, and the Blackstone Valley Chamber of Commerce. Hopedale is ideally situated to reap the Metrowest and Greater Boston’s labor pool’s benefits and break into those market areas. As Hopedale evolves, it is important that staff take on a strong leadership role to capture workforce talent, generate commercial activity within Town lines, and ultimately appeal to the Boston area labor market. The Town could certainly benefit from establishing a leadership role at the regional level. The Master Plan is a chance to expand economic opportunities and job growth to keep professionals living, working, and playing here.

Commercial Businesses and Specialty Retail

Marketing and Communication Plan

Hopedale requires a comprehensive marketing and communications campaign that includes a marketing plan/strategy, branding, and materials that let business owners know they are “open for business.” Although some signage is in the Town Center, the Town would benefit from a town-wide marketing effort that highlights proximity to transportation routes/the commuter rail, historic and cultural amenities, and commercial/industrial districts. The effort should include information packets and recruitment materials for new businesses that contain zoning information, an inventory of buildable parcels and on-site utilities, social media and website information, permitting information, contacts for local/regional collaborators, and more. Cross-marketing with entities such as the MetroWest Chamber of Commerce can also expand their advertising reach. It is typical for towns to use a marketing/branding strategy with physical and digital components to educate visitors and residents and form a shared identity as part of their broader business strategy.

Hopedale’s website is not a complete source of information for interested business owners. Information can be difficult to locate, and the landing pages do not always have updated information. There is no economic development/planning page to provide information, technical assistance resources, or tools for business owners/commercial tenants. By continuing to develop the website to include this information, the Town has an opportunity to improve its exposure and become more business friendly. Clickable links to social media sites, parcel data, office/commercial/industrial properties for sale or lease, and current business listings are just some of the many items to feature on the page.

Business Incentives

Visioning Session attendees discussed diversifying the commercial and industrial tax base to help lessen future residential property tax increases. Comparing this observational data with the leakage data in Hopedale’s Retail Marketplace Profile shows that steps should be taken to bolster commercial attraction and retention. Common tools to incentivize development, attract businesses, and remove barriers to growth are

Tax Increment Financing (TIF) and District Improvement Financing (DIF). A TIF is an agreement in which the Town abates the property tax for a period of time, and the business agrees to expand/relocate there and create a specific number of jobs. Once this occurs, a company can receive an investment tax credit from the state. A DIF is used to capture tax revenues from new private investment in a specific area and directs them toward public improvement and economic development projects.¹³ TIF/DIF's do not increase the tax rate and are not a new tax or special assessment. They also may be combined with grants and loans from local, state, and federal development programs. A local TIF/DIF program could ensure jobs remain in Hopedale, local contractors are used, and local businesses are the service providers. It may take several years to feel the tax benefits, but the local economy immediately benefits. TIF/DIF's allow for controlled, feasible growth - an important need in Hopedale as there is ongoing concern regarding overburdening facilities and services. TIF/DIF's indicate to developers and business owners that the community is willing to invest in economic growth. The Draper Factory site could consider one type of TIF - the Urban Center Housing TIF (UCHTIF) – for a mixed-use development on the site. The UCHTIF provides real estate exemptions on the increased value of the improved real estate. DIF could be considered in the Town Center to attract new retail and restaurant opportunities- a point repeatedly mentioned during the public engagement process.

Home-based businesses and self-employed enterprises should be a target for incentivization. ACS estimates state that approximately 8 percent of workers in Hopedale are working from home, and 8.7 percent of households reported having self-employment income. As businesses begin to return to in-person operations post COVID-19, home-based businesses and self-employed individuals could be a source of commercial tenants. It is recommended that the Town engage these groups to see who is looking for space; this would also be a point to highlight in the marketing and communications plan.

Façade Improvement Program

Vacant, deteriorated, contaminated, and run-down properties eligible for redevelopment would benefit from a Façade Improvement Program in Hopedale. Façade Improvement Programs are popular in smaller towns because they are less expensive and easier to implement than other revitalization efforts. Small business grants and loans for these programs are widely available and often underutilized. These programs improve the value of a property and its surroundings and help with related efforts such as creating design guidelines. By matching public and private funds, communities can offer grants for building improvements, restoration, and rehabilitation. Façade and Sign Improvement Districts are often used as a mechanism to administer these programs. A district-style arrangement will usually include property inspections and program criteria. The District will ensure final applicant approval and assign responsibility for renovation and repair to the applicant depending on the type of agreement. These programs have administrative, regulatory, and compliance requirements, including screening applications and monitoring the use of funds to awardees. If a community is just starting a program, it may need to create guidelines, determine eligible vs. ineligible activities, establish an application process, or appoint a committee. There has been positive feedback regarding façade improvement throughout this Master Plan's process, as many indicated a desire to see a cohesive vision for Hopedale's business community.

¹³MassDevelopment, "District Improvement Financing," 2021. < <https://bit.ly/3diga4j>>

Mixed-Use Development

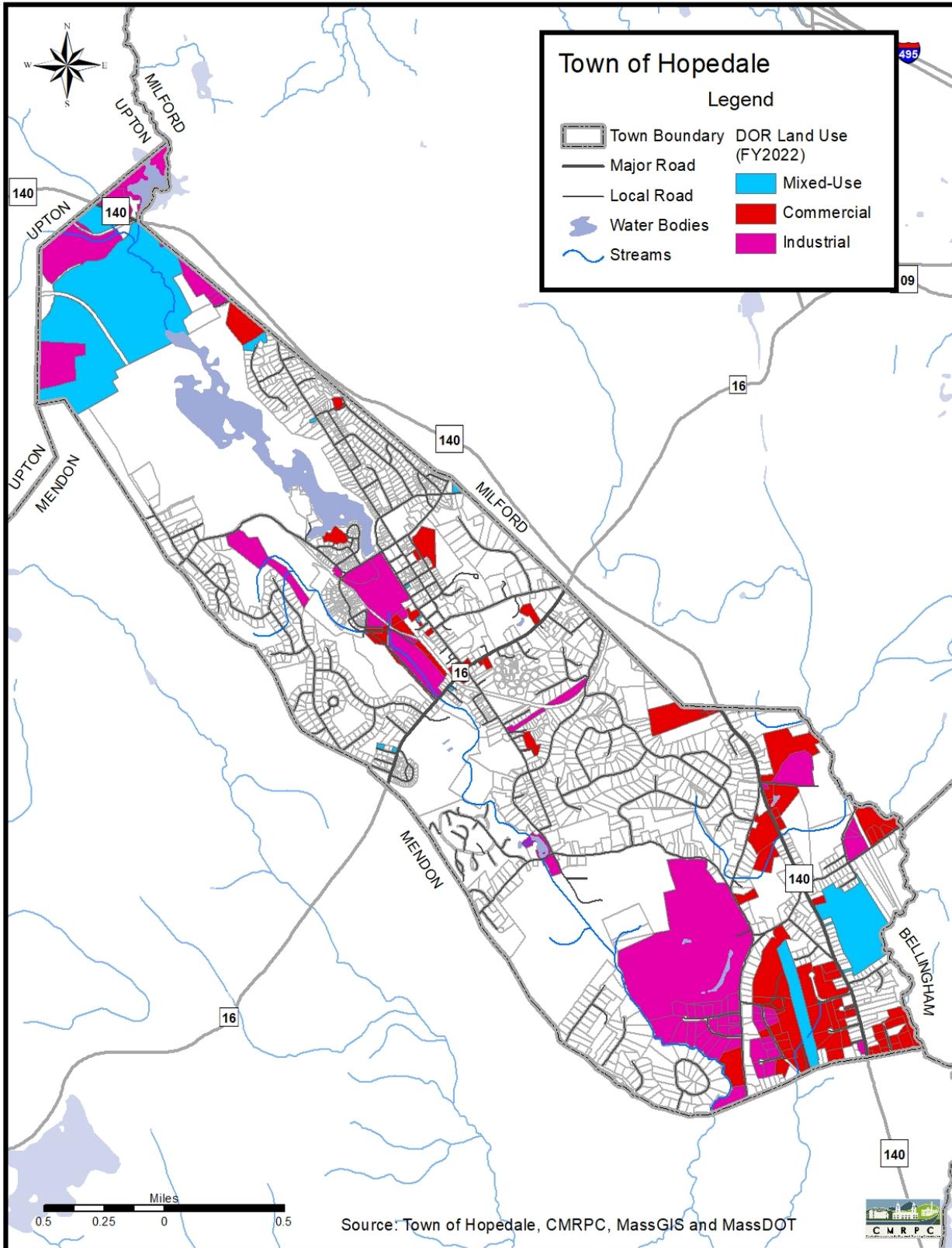
Hopedale residents and Master Plan Committee members expressed the following concerns regarding future development in Town:

- Concern over the Town's ability to sustain dense development projects/an influx of development proposals
- Concern over maintaining Hopedale's small-town character - one of its most notable qualities
- Concern over future development in harmony with the natural environment

Mixed-use development, adaptive reuse, and infill opportunities are suitable solutions to ensure incoming commercial and industrial development is measurable and mindful of these concerns. Mixed-use development refers to a deliberate mix of housing, civic, and commercial uses on a site or in a building. In contrast, adaptive reuse is the renovation of an existing building to change its use. Infill development is developing unused and underutilized lands within existing development patterns. Sixty-two percent of survey respondents agreed that Hopedale needs more mixed-use buildings, 73% supported more business opportunities in existing buildings, and 61 percent wished to see more mixed-use housing over the next 20 years. At this time, there are only ten mixed-use parcels in Town, with eight classified as primarily residential, meaning there is a registered business operating from someone's home.

By incorporating mixed-use development, adaptive reuse, and infill strategies to incoming development, Hopedale can integrate housing to attract the critical mass needed to support new/existing businesses. These strategies are useful for reusing vacant and underutilized parcels in commercial nodes with basic infrastructure in place. Offering financial incentives to well-integrated mixed-use properties would keep people in the area and capture commerce normally spent elsewhere. Hopedale may need to consider modifying their zoning to allow for more uses By-Right and allow for a general mix of uses, often referred to as a "Village Center" district. The community will need to evaluate the feasibility of using an Overlay District versus changing the underlying zoning. Other considerations if the zoning is changed include incentives for developers, reevaluating the Special Permit-Granting Authority (SPGA), reexamining area boundaries, and if new development design will be regulated by zoning standards or design criteria/performance standards.

Map ED3: Land Use Map



Edited Dec. 17 2010 H:\Projects\WestBrookfield_2010\SRP\WestBrookfield_SoilsGeologic_11x17.mxd

Source: CMRPC, 2021

Industrial Businesses

Hopedale has Light Industrial and Industrial district designations in their bylaw. Despite little discussion of the topic by the community, some participants suggested light industrial as an option for the Draper Factory site. This light industrial use is amenable to the needs and wishes of the community and would be considered appropriate as one of the number of uses proposed for the site.

By-Right Uses

Due to the availability of suitable land, proximity to residences, and limited capability to offer comprehensive site-ready services such as water/sewer, efforts to expand industrial uses should focus on maximizing existing industrial areas in the Hopedale Airport Industrial and Business Park. Industrial parks are becoming hubs of activity, often housing gyms/sports complexes, breweries, research and development facilities, and other unique businesses. Building out the Park where feasible would bring in new business and substantially supplement tax revenue. At present, the Park has minimal vacancies and maintains positive communication with the Town. The relationship could be reinforced if the Town explored expanding By-Right uses to reduce future vacancies. Amending the zoning to substitute Special Permits for By-Right with Site Plan Review would attract developers. At this time, it is recommended the Town work with the Park's commercial leasing team to focus on attracting tenants with low-intensity needs, such as transportation, warehousing, shipping, and distribution. Other helpful zoning considerations may need to include increasing lot coverage for industrial uses and a mixed-use development overlay district. Lastly, the Town should also consider working jointly with southern Worcester County communities to invest in site readiness/pad sites, site consolidation, brownfield remediation, and cross-boundary infrastructure.

Becoming a Regional Competitor

For a smaller-sized community, Hopedale has some industrial “magnet businesses,” or businesses that attract local and regional workers, including Rosenfield Concrete and National Grid. However, the limited ability to build out utilities and services hinders attracting more magnet businesses. The Town has finite resources, often leading to difficult decision-making. Maintaining services is a balance, and the demand for certain services outweighs the demand for others. This reality impacts the Town's ability to grow its industrial base, results in losing employers and decreases Hopedale's status as a regional competitor. Adopting a regional approach where most feasible would be an effective tool for industrial recruitment. The Blackstone Valley Prioritization Plan recommends a regional approach to addressing common land use issues and creating more cost-effective service delivery. Collaboration with the public and private sector is one method to increase what the Town has to offer. Hopedale should be proactively thinking about infrastructure maintenance and leveraging resources to ensure high-quality water treatment and protection of resources, cited as a tremendous need by the Plan's participating communities. Hopedale should also consider if there is political will to create an Industrial Development Commission to advocate on the industrial community's behalf, communicate with Town officials, work with realtors to scout interested tenants, and perform other basic functions.

State Resources

Due to Hopedale's financial limitations, the Town should continue to leverage state resources for alternative funding. MassDevelopment offers a site readiness program through the Community One Stop portal. The program accelerates private-sector investment in industrial and commercial projects and supports the conversion of abandoned sites and facilities into active properties. Eligible uses include site preparation predevelopment and permitting. “Manufacturing in Massachusetts” - the state's clearinghouse for

manufacturers - has an extensive list of site-finders, financing options, and incentives for new/existing industrial employers for communities of all sizes.

Incentives offered include Economic Development Incentive Program (EDIP), Massachusetts STEP program, and research & development tax credits. Financing options include equipment and real estate loans, energy savings programs, bond financing, capital loans, and technical assistance via the Mass Growth Capital Corp (MGCC). The Southern Worcester County CEDS explicitly highlights MassEcon's site selection service - ReadyMass100. ReadyMass100 selects 100 properties in the Commonwealth based on marketability and provides detailed site information to interested developers/tenants. For a property to meet the ReadyMass100 minimum criteria, a one-time fee is applied, and the site is given priority status. In addition to utilizing state programs to supplement financing, Hopedale should take advantage of online listing services and site certification programs locally, regionally, and state-wide.

Permitting

Staff Capacity

The permitting analysis in this chapter underscored that Hopedale's permitting bodies are operating with minimal staff assistance. The Town also does not have an economic development commission or similar body to assist. Many communities have a dedicated department or a dedicated planner/economic development director to support the Planning Board, the Zoning Board of Appeals, and the Conservation Commission. Hopedale should consider building its capacity to offer the needed support. Options include staff trainings, volunteer recruitment, hiring an intern, or even financing a part-time position. The Town is actively seeking a vendor for licensing, permitting, and work order software, which should help significantly. Another common alternative to share responsibilities is inter-local agreements. Inter-local agreements are inter-municipal agreements (IMA's) used to create mutual aid agreements, shared service agreements, and agreements between municipalities and host agencies. IMAs, governed by Chapter 40, Section 4A of the Massachusetts General Laws which states that the chief executive officer of a municipality "may enter into an agreement with another governmental unit to perform jointly or for that unit's services, activities or undertakings which any of the contracting units is authorized by law to perform." Essentially, two or more municipalities may jointly do anything that a single municipality can do by law independently with approval by the Select Board.¹⁴ Shared inspectional services, e-government, and sharing Advisory/Oversight Committees are examples of IMA's. Taking even basic steps such as these will allow the town to perform promptly, save on consulting fees, and eventually encourage more businesses to locate to Hopedale.

Streamlined Permitting

Hopedale should continue defining and streamline its permitting processes wherever possible. In 2021 and 2022, the Town worked to implement online permitting for a variety of departments. In 2022, remaining permitting applications will be brought online as well. Further work is needed to provide a clear and consistent permitting process, including development of a formal Site Plan Review application, Special Permit application, and similar processes. In 2021, the Town began collaborating with a consultant on a Permitting Guidebook. This project can be completed once permitting processes are clarified at the municipal level. As the Town assesses its permitting processes, it should consider best practices known to shorten permitting timeframes, improve the quality of applications, and help the Town establish a reputation for being business friendly:

- Continue to bring permitting applications online.

¹⁴ The Massachusetts Association of Regional Planning Agencies, *Massachusetts Shared Services Manual*, 2013.

- Define the permitting process and create formal applications.
- Finalize the Permitting Guidebook so that prospective developers have a clear picture of all necessary steps.
- Identify opportunities where Special Permit requirements can be replaced with By-Right with Site Plan Review: Limiting Special Permit requirements will simplify the process for the applicant and reduce the workload of Town staff and Boards.
- Implement fast-track/Chapter 43D permitting for priority development sites through the Community One Stop for Growth portal.

Design Guidelines

Hopedale should consider implementing comprehensive design guidelines for commercial and industrial development in certain areas to enhance the Town’s vision, promote sustainable development principles, and encourage sound design in key corridors. According to the Zoning Bylaw, design standards are applied during the Site Plan Review process. Site Plan Review is triggered if there is new development that is 6,000 sq. ft. of gross floor area or ten or more parking spaces, or a change that results in exceeding these thresholds. Creating clear guidelines and a permitting manual/guide for designated areas would eliminate many questions upfront and help the staff and the applicant complete the permitting process with greater ease.

Hopedale staff and boards should adopt design standards that promote their values and vision: walkability, connectivity, sustainability, accessibility, mixed-use, and smaller-scale commercial sites.

Comprehensive guidelines should include, at a minimum: siting, dimensional criteria (setbacks, height, massing, form, etc.), typology characteristics, parking and access requirements, and environmental quality regulations.

There should also be specific regulations for ground floor retail/mixed-use. The Town will need to decide if the most effective way to enforce the guidelines is during the existing Site Plan Review Process, or if extra steps are required, such as a specific area plan. Most importantly, Hopedale must determine what will be suggested compared to what will be enforced. The state’s Executive Office of Energy and Environmental Affairs Planning Assistance Grant Program, the Massachusetts Downtown Initiative (MDI), and CMRPC offer technical assistance to assist with this. Larger entities such as Main Streets America also offer a variety of resources.



Summary of Goals and Strategies

Goal 1: Develop responsible growth incentives for a variety of uses for available commercial and investment property to diversify the tax base without overburdening town resources.

- Objective 1: Increase economic development capacity.
 - Action item: Continue applying for Economic Development grants through the Community One Stop for Growth and other programs so the Town can expand its capacity for grant research, writing, and regulatory compliance.
 - Action item: Work with developers and existing/prospective business owners to cultivate and retain businesses.
 - Action item: Hire a Town Planner to assist with developing town guidelines, ensuring any new potential commercial and industrial development does not overburden services and infrastructure, helping applicants navigate the application and permitting processes, assist land use boards. Explore shared staffing and inter-municipal agreements.
 - Action item: Establish a 'Planning Department' to conceptually house planning, zoning, conservation, and inspectional services.
 - Action item: Create a Master Plan Implementation Committee to ensure the strategies contained in the plan are implemented in a timely manner.
- Objective 2: Offer incentives for businesses to develop, expand, relocate, and/or grow.
 - Action item: Continue to seek technical assistance from state/regional entities that specialize in/have access to a variety of financing such as bonds, loans, tax credits, and grants for commercial endeavors, including MassDevelopment and CMRPC.
 - Action item: Implement fast-track/Chapter 43D permitting for priority development sites.
 - Action item: Implement "village center" (mixed-used district) zoning in the Town Center, where the most activity/foot traffic occurs, which also forwards the Town's housing goals. Allow for more uses By-Right and for a general mix of uses.
 - Action item: Revise Zoning to allow for on-site development incentives where appropriate.
 - Action item: Explore options for connecting small businesses with resources. Strategies include collaboration with and participation in Chamber and business events, and sharing information with commercial tenants about external grants, loans, and technical assistance.
 - Action item: Adopt a provision allowing the Town to implement District Improvement Financing (DIF) or Tax Increment Financing (TIF) as appropriate to capture tax revenues from new private investment in a specific area and use those revenues toward other economic development or public improvement projects.
 - Action item: Explore opportunities to fund a Facade and Sign Improvement matching grant program.
- Objective 3: Eliminate existing barriers that may discourage desirable new growth including providing clear and predictable permitting and procedures.
 - Action item: Commission a comprehensive zoning diagnostic and regulatory review that focuses on clearly encoding the development guidelines into the Zoning Bylaw, modifying regulations for a streamlined approval process, and enforcing predictable, intentional development standards.
 - Action item: Review zoning for opportunities to have Site Plan Review without a Special Permit for certain commercial and industrial uses where appropriate.
 - Action item: Consider moving towards implementing a single tax rate structure.

- Action item: Resume using consulting engineers for Site Plan Review and other planning functions; ensure all departments use the same engineering firm for consultation.
- Action item: Implement Joint Permitting Meetings or convene regularly scheduled Round Table Review (where developers can meet with all permitting staff at any stage of application) to improve quality of applications and reduce permitting timelines; alternatively, amend Zoning Bylaws to allow Site Plan Review without a Special Permit for a variety of uses.
- Action item: Use a combined permitting and application process; hold joint hearings with the Planning Board and the ZBA.
- Action item: Continue working to bring permitting online.
- Action item: Complete a Permitting Guide.

Goal 2: Create and implement a marketing and communications plan designed to drive awareness of Hopedale’s new and ongoing opportunities while providing transparency to its citizens.

- Objective 1: Develop a town-wide commercial marketing campaign that includes multiple components and is at the forefront for when businesses are considering locating in Hopedale.
 - Action item: Create investor-friendly material on various topics (zoning, planning, tax information, schools, census, etc.) that is available in online and print formats.
 - Action item: Establish public relations communications/public domain website updates (wiki) and a plan for regular website maintenance beyond updates to the main Town of Hopedale website.
 - Action item: Consider a rebranding competition or commissioning local graphic/website designers and artists to assist in the marketing campaign.
 - Action item: Publish a request for proposals (RFP) for a private marketing consultant to complete an all-inclusive marketing plan.
 - Action item: Establish working relationship with the MetroWest Chamber of Commerce and strengthen collaboration with the Milford Area Chamber of Commerce and the Blackstone Valley Chamber of Commerce to expand reach.
 - Action item: Continue “on-the-ground” work with property owners and businesses to promote the Town’s vision, branding, and marketing efforts, i.e., working one-on-one with the business community to involve them, collect their buy-in, and help them prosper.
 - Action item: Create an inventory and assessment of buildable parcels and available properties with access to water, sewer, and other utilities to determine adequate space for development/redevelopment. This avoids deterring interested developers and streamlines the process.
 - Action item: Engage home-based businesses and self-employed individuals as a source of potential commercial tenants.
- Objective 2: Maintain inclusive, transparent, and ongoing communication with citizens.
 - Action item: Work with land use boards and committees to increase participation and expand the availability of public information regarding incoming projects.
 - Action item: Create a town-wide economic development strategic plan and action plan that forwards the recommendations in this Master Plan and allows for added community participation.
 - Action item: Utilize and regularly maintain social media platforms to disseminate information and create a Facebook page for the Town.

Goal 3: Maintain the Town’s vision throughout the planning process by developing and implementing

open space, business design and upkeep, and sustainability bylaws.

- Objective 1: Apply environmental/sustainability principles and open space protection toward incoming development.
 - Action item: Develop bylaws/ local regulations that incentivize developers to maintain open space and Sustainable Development Principles¹⁷ in development, i.e., an increase in gross floor area if using green infrastructure.
 - Action item: Employ smart growth ¹⁸ where feasible, as outlined in the Smart Growth/Smart Energy Toolkit Modules, to encourage newer, denser development that promotes connectivity to amenities and affordability.
 - Action item: Employ Sustainable Development Principles to undertake a comprehensive approach to community investment (public and private) on the Draper Factory site that respects natural resources and utilizes green practices.
 - Action item: Identify community preferences for the Village Center and Draper site and enact corresponding zoning changes to help guide development in the area.
 - Action item: Work with boards/commissions and departments to draft and implement design guidelines for various development types in certain areas to enhance the Town's vision, promote sustainable development principles, and encourage sound design in key corridors. Ensure the guidelines include permitting and utility information for new commercial/industrial construction and expansion.
 - Action item: Continue to institute sound parking demand management (TDM) and traffic analyses for new development in Town.
 - Action item: Consider the fiscal impact of new, large-scale commercial and industrial projects, commissioning additional fiscal impact analyses when required.
 - Action item: Work with the potential Town Planner to coordinate the land use plan within Envision Hopedale, enforce the Zoning Bylaw, develop strategies, and help carry out those strategies on behalf of the Planning Board.

Transportation & Circulation

Introduction

Hopedale is surrounded by the Towns of Milford, Bellingham, Mendon, and Upton. The Town features access to two state highways including Route 16 which passes east-to-west from Milford to Mendon, and Route 140 which runs north-to-south from Upton and Milford to Bellingham. Hopedale is a member community of the Metro West Regional Transit Authority (MWRTA); however, MWRTA does not operate any fixed-route transit service within Hopedale. While the MWRTA does not provide fixed-route service, they do offer paratransit service to eligible individuals, including elders and people with disabilities. Taxicab and transportation network companies (such as Uber and Lyft) provide private, alternative transportation opportunities within Hopedale. Due to its lack of public transit service and small-town character, the dominant mode of transportation in Town is the automobile. Respondents to the Master Plan survey indicated a desire for improved and expanded sidewalks, as well as safe areas for bicycling. These activities promote better health, quality of life, enjoyment, and an alternative mode of transportation.

This chapter is an evaluation of Hopedale's transportation network, including an inventory of existing roadway conditions, infrastructure maintenance, traffic volumes, safety, bicycle and pedestrian accommodations, freight rail and trucking, and public transportation. The objective of this chapter is to review the existing modes of transportation, explore opportunities to improve the existing transportation network and identify potential funding sources to fulfill the following goals:

- **Goal 1:** Maintain and enhance the condition of Hopedale's transportation network.
- **Goal 2:** Maintain and enhance the safety of Hopedale's transportation network.
- **Goal 3:** Improve multimodal transportation access to better provide local and regional connectivity.
- **Goal 4:** Plan for emerging transportation technology.
- **Goal 5:** Enhance the interconnectivity and circulation within Hopedale center.

Prior Planning and Engagement Efforts

Hopedale is a member of the Central Massachusetts Regional Planning Commission (CMRPC) and is also a member of the Central Massachusetts Metropolitan Planning Organization (CMMPO) for transportation planning purposes. The CMMPO was established in 1976 to undertake the comprehensive, continuing, and cooperative (3 C) transportation planning process required by the United States Department of Transportation. As a result, Hopedale is included in several regional studies and plans in addition to local studies and plans.

CMMPO Transportation Improvement Program (TIP)

The Transportation Improvement Program (TIP) is a federally mandated requirement for all Metropolitan

Planning Organizations (MPOs) and is used as a planning document that creates a prioritized list of all highway, bridge, transit, and intermodal projects in the CMMPO region for the next five federal fiscal years. Potential TIP projects are scored and selected by CMMPO staff and the CMMPO Advisory Committee before being endorsed by the CMMPO. Currently, there is one project listed on the CMMPO 2023-2027 TIP in Hopedale for resurfacing and related work Route 140. Prior to this TIP project, Hopedale received TIP funding in 2016 for stormwater improvements along Route 140.

CMMPO Long Range Transportation Plan

The Long-Range Transportation Plan (LRTP) is a planning document that describes the region's current transportation system and how that system should be maintained or modified over a 20-year horizon. The Federal planning provisions passed in August of 2005 requires the CMMPO to update the LRTP every four years due to the region's non-compliance with current Federal air quality standards for ozone levels. The LRTP document was last updated in 2020 and is updated every four years by the CMMPO staff (CMRPC Transportation Planning Department). An updated version for 2024 is currently in development. During the public involvement process, the four Grafton & Upton Railroad at-grade crossings in Hopedale were identified as possible areas of need.

Asset Management Report

The Asset Management Report uses an Asset Management System (AMS) to assess conditions, funding needs, and recommend repair strategies for the region's road system. The asset management process is conducted with the intent to keep the road system in the best possible condition with the most efficient use of available funds. The assets monitored as part of this process include road pavement, sidewalks, curb ramps, traffic signals, bridges, and culverts located along federal-aid eligible roads.

Other Planning Efforts Considered

- CMMPO Asset Management Report
- CMMPO Bicycle Plan
- CMMPO Pedestrian Plan
- CMMPO Bicycle Compatibility Index

Existing Conditions

Road Network

The road network is the backbone of the transportation system that facilitates the movement of people and goods into and out of a community as well as around a community. The road network not only supports infrastructure for automobiles but also pedestrians, bicyclists, transit, and to an increasing extent, "micro-mobility" (micro-mobility is short distance transportation normally taken via shared vehicle such as bikes or scooters that are often electric). As the regional planning agency for Hopedale, CMRPC conducts a comprehensive data collection program to assist decision makers in determining cost-effective strategies to address the region's existing roadway conditions. The collection efforts focus on traffic counts, transportation asset inventory, and pavement assessment of federal-aid eligible roads.

Jurisdiction

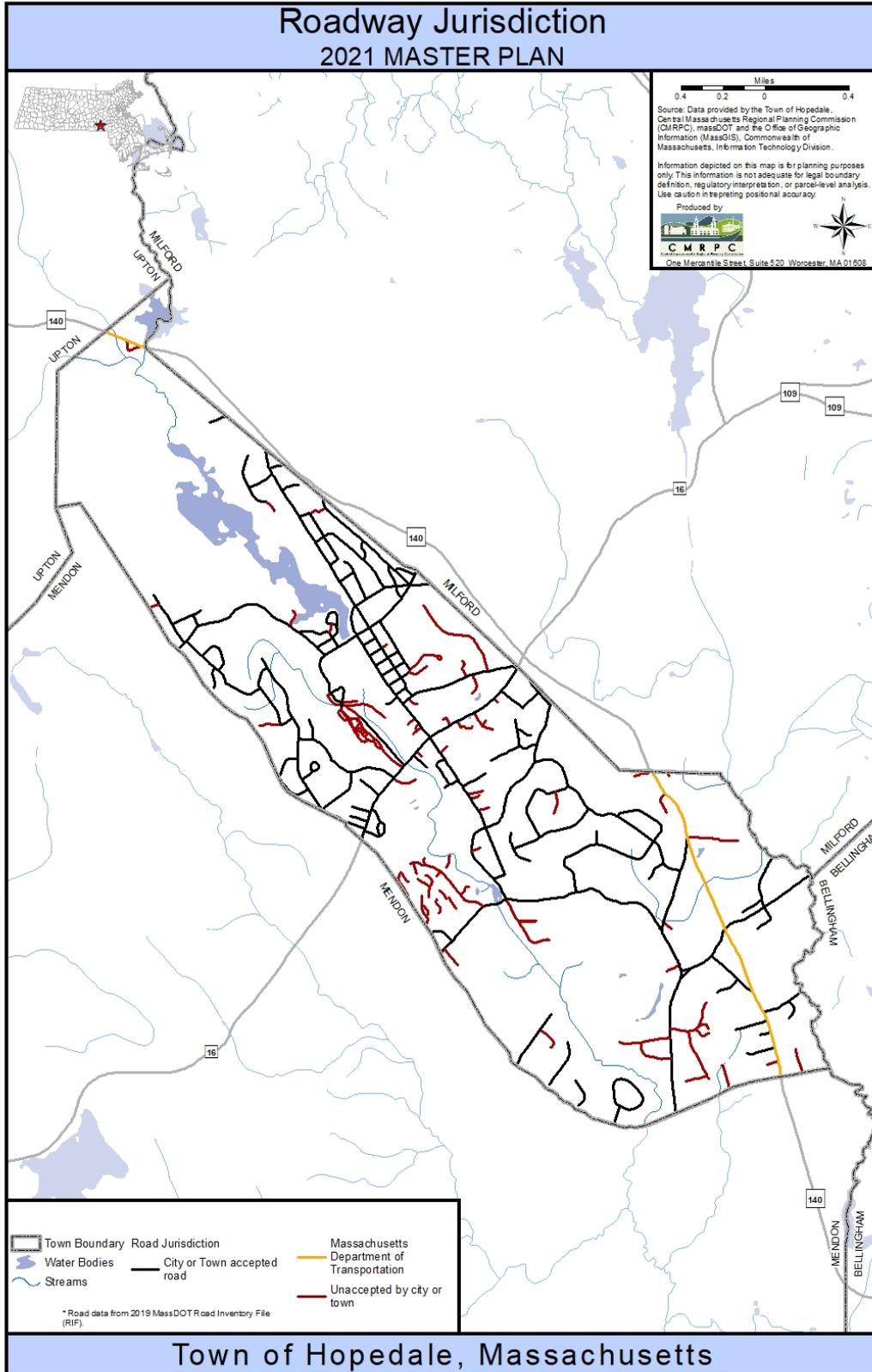
The ownership, or jurisdiction, of a road is important to determine the maintenance responsibility for the roadway. The Massachusetts Department of Transportation (MassDOT) Road Inventory File (RIF) is the authoritative source of information on roadway ownership in Massachusetts. The RIF contains information on ownership, classification, and layout, among others. This information is used to help determine the local aid funding each town receives on an annual basis. The Town is responsible for sending updated information to MassDOT for any inclusions or exclusions when the ownership status of a road is changed at Town Meeting.

Table TC1 highlights the jurisdiction of roadways within Hopedale. This information is from the MassDOT Road Inventory File (Version: 2020 August 2021).

Table TC1: Road Jurisdiction		
Jurisdiction	Miles	% of Total
MassDOT	1.80	5.8%
Town Accepted	28.28	73.0%
Not Town Accepted/ Private	8.64	22.2%
<i>Source: MassDOT</i>		

Roads that are classified as “Not Town Accepted/ Private” are not owned or maintained by Hopedale, with responsibilities falling to the residents of that street. Roads within a cemetery also fall under this category. Map TC1 illustrates the jurisdiction of roads in Hopedale.

Map TC1. Roadway Jurisdictions



Source: CMRPC, 2022

Classification

Roadways are laid out in a network of different road types to facilitate the movement of people and goods over long distances and to local destinations. Functional classification is the process of categorizing roads and highways into different groups based on the service they provide. This classification determines how travel can be guided within a road network in a logical and efficient manner. According to the Federal Highway Administration (FHWA), roads can be classified into a hierarchy of five categories:

1. Interstate
2. Principal Arterials
3. Minor Arterials
4. Collectors (Major, Minor)
5. Local Roads

Roads higher in the classification hierarchy such as Interstates and Principal Arterials are designed to provide greater mobility and typically have higher design speeds. These roads are typically used for longer through-travel between major trip generators (larger cities, recreational areas, etc.). Minor Arterials and Collector roads provide a service at lower speed for shorter distances by collecting traffic from local roads and connecting them with roads higher on the hierarchy and smaller cities and towns with each other. Arterials and Collectors have further sub-classifications of 'Urban' or 'Rural' and 'Major' or 'Minor' based on population density characteristics.

Table TC2 shows the Federal Functional Classification of roadways within Hopedale. This information is from the MassDOT Road Inventory File (Version: 2020 August 2021).

Table TC2: Federal Functional Classification		
Classification Type	Miles	% of Total Miles
Principal Arterial – Other	2.96	7.64%
Minor Arterial	1.14	2.94%
Major Collector	1.93	4.98%
Local	32.64	84.29%
<i>Source: MassDOT</i>		

All roads in Hopedale are categorized as 'urban' by MassDOT according to the RIF.

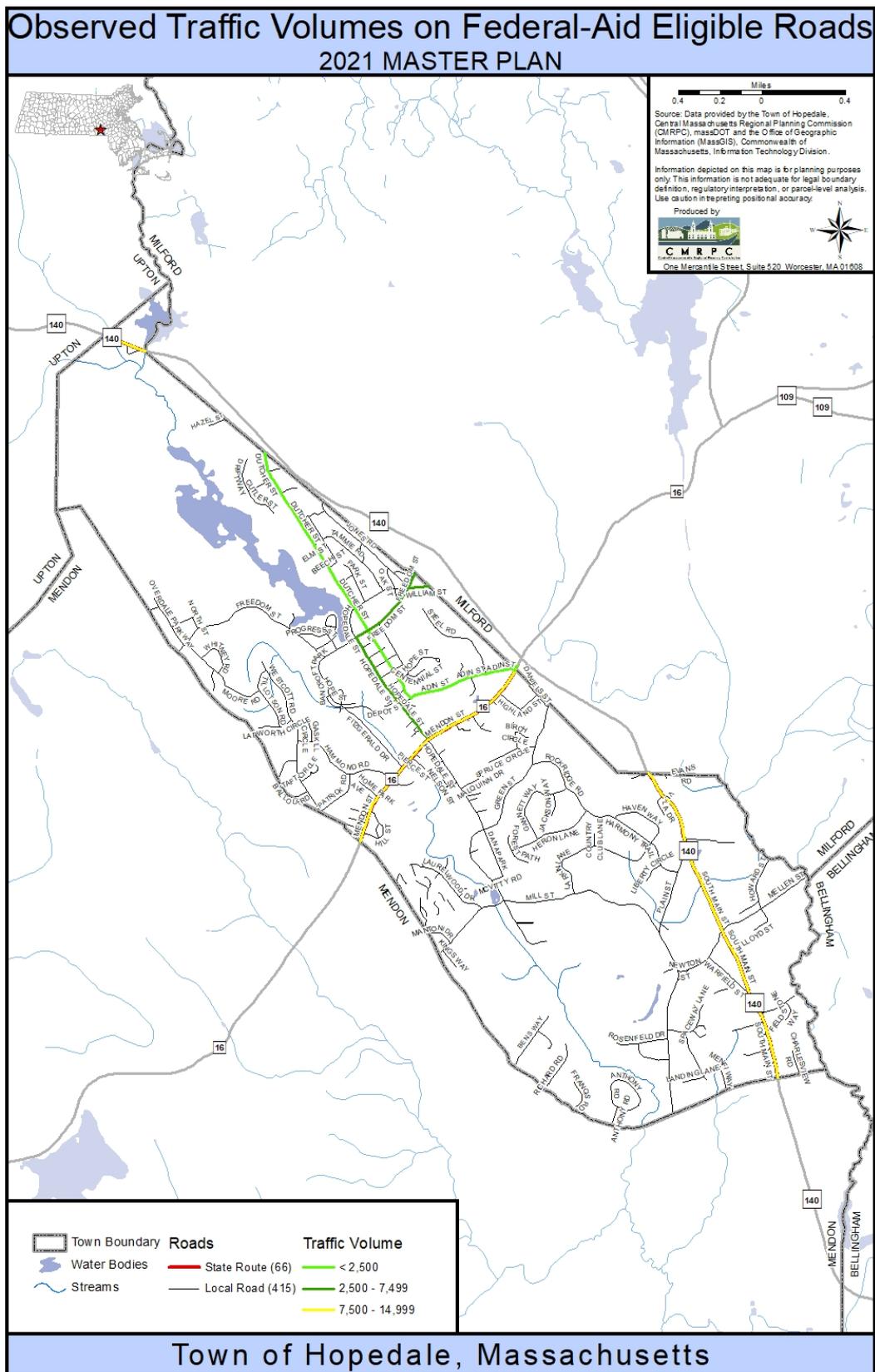
Federal aid-eligible roads are those that can receive funding through the TIP process and are monitored by the staff of the CMMPO. Federal aid-eligible roads include all interstates, urban/rural arterials, urban collectors, and rural major collectors. Federal funding may be used for any infrastructure improvement along the roadway including sidewalks, and ramp, and culverts if the infrastructure work occurs on a federal-aid eligible road. Rural minor collectors can receive capped federal funding which cannot exceed 15% of the total Surface Transportation Program (STP) funding in the region. Local roads are excluded from this federal funding. Based on this definition, there are 6.29 miles of federal-aid eligible roads in Hopedale.

Vehicle Volumes

Traffic counts are used to collect information on the current usage of the road network including collecting information on vehicle volumes, speed, and classification. CMRPC and MassDOT conduct comprehensive traffic counting programs covering most federal-aid eligible roads in Hopedale. Table TC3 displays observed traffic data on selected roads in Hopedale. Vehicles are classified using a standard system developed by the FHWA based on the number of axles a vehicle has, the number of tires touching the ground, and the number of units that are part of the vehicle. Figure TC1 illustrates the FHWA classification system. For the purposes of transportation planning, any vehicle class 6 (two axles six tires) is considered a heavy vehicle. Map TC2 shows the observed traffic volumes on federal-aid eligible roads.

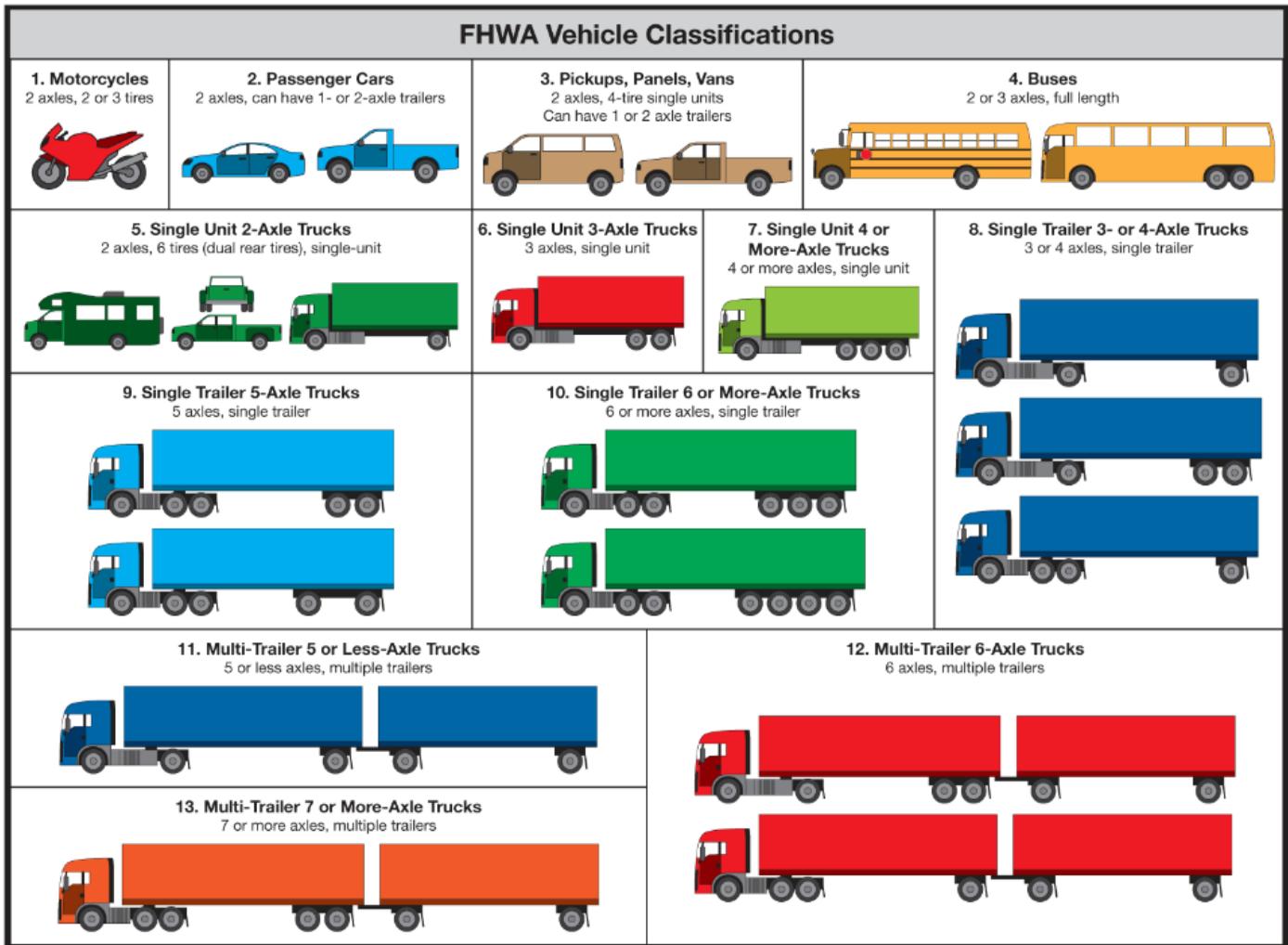
Table TC3: Observed Traffic Volumes			
Date of Count	Street	Location	Daily Volume
15-Aug, 2017	Adin St	W of Mendon St (Rt16)	1,157
15-Aug, 2017	Dutcher St	At Milford TL	1,894
01-Jul, 2017	Dutcher St	S of Freedom St	961
01-Jul, 2014	Freedom St	E of Dutcher St	4,433
15-Aug, 2017	Freedom St	E of Hopedale St	3,642
04-Oct, 2011	Hopedale St	N of Mendon St (Rt16)	5,211
29-Jul, 2000	Mendon St (Rt16)	At Mendon TL	10,600
01-Jul, 2014	Mendon St (Rt16)	E of Hopedale St	12,832
01-Jul, 2014	South Main St (Rt140)	At Mendon TL	14,135
15-Aug, 2017	West St (Rt140)	At Upton TL	9,916
15-Aug, 2017	Williams St	At Milford TL	3,013

Map TC2. Observed Traffic Volumes on Federal Aid-Eligible Roads



Source: CMRPC, 2022

Figure TC1: FHWA Vehicle Classification



Source: FHWA, 2022

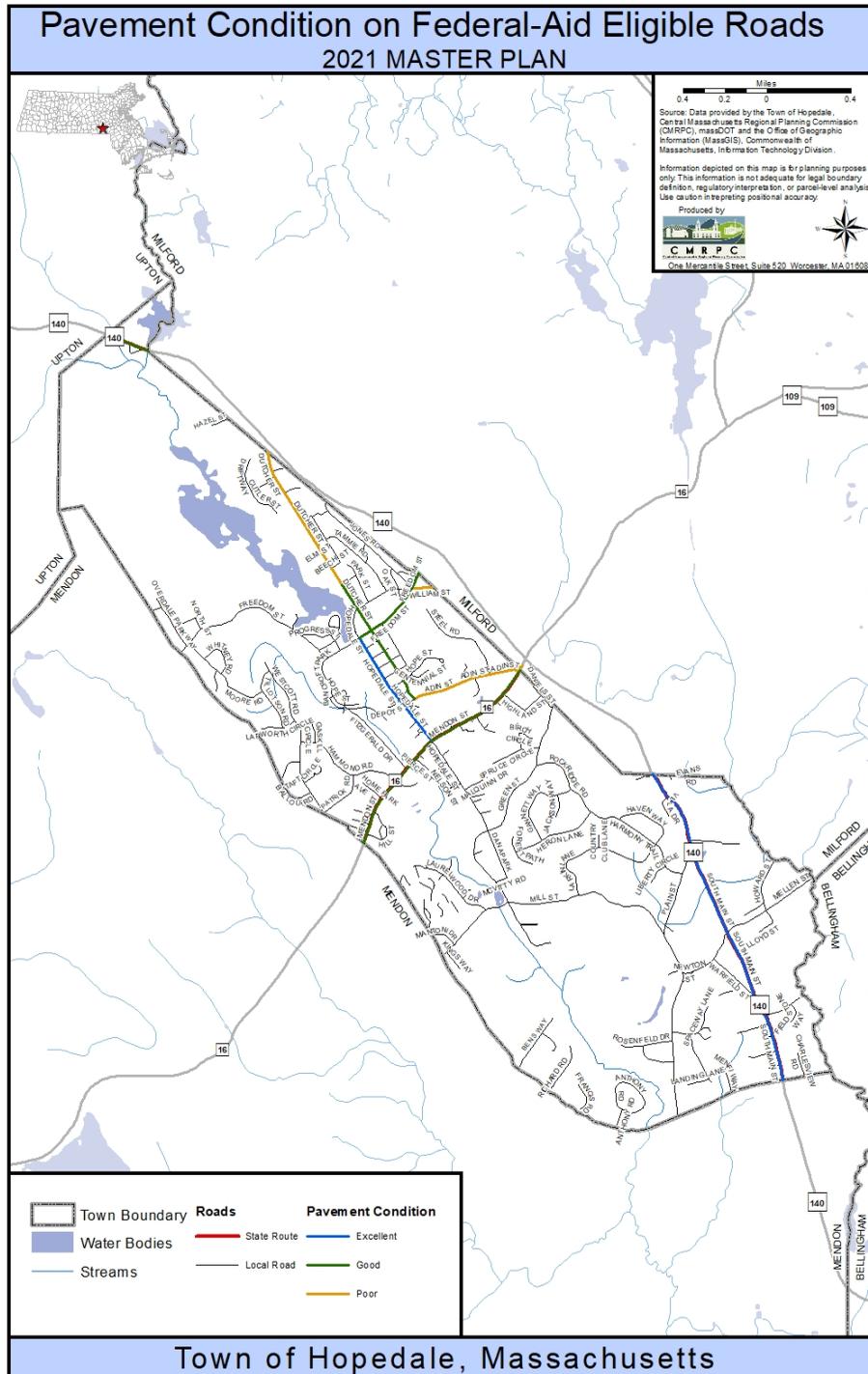
Pavement Condition

The Town of Hopedale does not conduct or maintain a formal asset condition survey program for pavement or other transportation assets. The master plan survey showed that 90.32% of 217 respondents believe the road conditions in town are in 'Good' or 'Adequate' condition. Additionally, the master plan survey showed that 61.84% of 207 respondents believed that the condition of road and bridges were of high priority for the Town.

Over the summer of 2019, the CMRPC surveyed the condition of federal-aid eligible roadways in Hopedale. This data is typically referenced when selecting projects for the TIP and the LRTP among other transportation-related work. The pavement condition survey categorizes road segments into repair bands based on an Overall Condition Index (OCI) ranking. The OCI is determined by the condition of the road and determines what types of repairs are needed. The road conditions are ranked as follows: 'Very Poor,' 'Poor,' 'Fair,' 'Good,' and 'Excellent.'

The Overall Condition Index (OCI) is a score used to rate each pavement segment on a scale of 0 to 100. This rating can be used to determine a Network OCI. The Network OCI for the Town of Hopedale as of 2019 was 55, an overall indication that the federal-aid eligible roadways in town were in 'Fair' condition. Table TC4 displays the number of miles in each pavement condition band as of the last pavement survey and Map TC3 shows the conditions of federal-aid eligible roadways.

Map TC3. Pavement Condition on Federal-Aid Eligible Roads



Source: CMRPC, 2022

Table TC4: 2019 Pavement Conditions CMRPC		
Pavement Condition	Miles	% of Total Miles
Very Poor	0	0
Poor	1.401	23.18 %
Fair	0	0
Good	2.436	40.30 %
Excellent	2.207	36.51 %

Source: CMRPC (may not equal total Federal-Aid Roads in Hopedale)

Each of these pavement condition bands can be associated with a specific cost of repair which has been determined with the assistance of MassDOT. Based on the most recent survey in Hopedale, it is estimated that the current backlog for federal-aid eligible roadways is about **three million dollars**. Since the costs of repairs increase as the road deteriorates, it is significantly more cost effective to repair roadways early in the design life rather than waiting until they are in the more expensive repair categories. Figure TC2 illustrates recommended repair actions and costs by observed pavement condition. To help maintain and preserve the condition of transportation assets in Hopedale, it is recommended that an asset management system be utilized.

Figure TC2: CMRPC Pavement Condition and Recommended Action

OCI Range	Pavement Condition	Recommended Action	Cost/ Sq. Yard
0 - 24	Very Poor	Base Rehabilitation – represents roads that exhibit weakened pavement foundation base layers. Complete reconstruction and full depth reclamation fall in this category	\$50.00
25 - 47	Poor	Structural Improvement – when the pavement deteriorates beyond the need for surface maintenance applications, but the road base appears to be sound. These include structural overlays, shim and overlay, cold planeing and overlay, and hot in-place recycling.	\$20.00
48 - 67	Fair	Preventive Maintenance - slightly greater response to more pronounced signs of age and wear. This includes crack sealing, full-depth patching, and minor leveling, as well as surface treatments such as chip seals, micro-surfacing, and thin overlays.	\$8.00
68 - 87	Good	Routine Maintenance - used on roads in reasonably good condition to prevent deterioration from the normal effects of traffic and pavement age. This treatment category would include either crack sealing or local repair (pot hole, depression, poorly constructed utility patch, etc.), or minor localized leveling.	\$0.75
88 - 100	Excellent	Do Nothing - used when a road is in relatively perfect condition and prescribes no maintenance.	\$0.00

Source: CMRPC, 2022

Bicycle and Pedestrian Mobility

Sidewalks

Providing sidewalks and controlled crossings in areas where pedestrian activity is significant or encouraged are common strategies to ensure user safety. Most importantly, providing accommodations for all user types enables greater accessibility and mobility in the community. For instance, any segment of roadway in town that has a paved shoulder of at least four feet in width is generally considered an appropriate accommodation for bicycle activity.

The last pedestrian network survey in Hopedale was conducted over the summer of 2020. The inventory includes detailed information on the corresponding sidewalks and curb ramps to Federal-aid eligible roadways.

The sidewalk segments are given a ranking of 'Excellent', 'Good', 'Fair', and 'Poor'. Figure TC3 displays how the conditions of Hopedale's sidewalks are distributed. An inventory has also been completed of the curb ramps associated these sidewalks. For the purposes of this inventory, the condition of the curb ramps is divided into three categories: 'Good', 'Poor', 'No Ramp' (location lacks any type of ramp). Figure TC4 displays how the conditions of Hopedale's curb ramps are distributed.

In 2020, there were a total of 15.9 miles of sidewalks and 124 ramps inventoried in Hopedale. Not all of Hopedale's inventoried sidewalk network is examined and rated. Instead, only the sidewalks and ramps located along federal aid-eligible are reviewed and scored. A total of 7.5 miles or 47.22% of sidewalks in Hopedale have not been scored. Most pedestrian facilities along these roads were observed as being in 'Good' condition. The ADA ramps in town are mostly accessible to residents except for 32 ramps in town with 'Poor' conditions and 13 crossings without any ramps. Map TC4 displays the location and condition of the pedestrian network inventoried in Hopedale.

Using the asset management system, the CMPRC estimates the backlog of repairs for sidewalks and ramps in Hopedale is \$129,300 to bring the ramps to current standards. The estimated repair backlog for sidewalks is \$1,072,064 to bring to current standards. These numbers only include federal-aid eligible sidewalks and does not include the 7.5 miles of unscored sidewalks.

The master plan survey showed that nearly 70% of respondents believed that pedestrian accommodations should be prioritized in the future with sidewalk conditions, gaps in the sidewalk network and street lighting being major concerns. However, when asked if Hopedale needs more sidewalks 50.26% responded 'Yes', while 49.74% responded 'No'.

Additionally, Question 31: 'Please specify whether any of the following needs to be addressed regarding pedestrian facilities in Hopedale' allowed for open-ended responses in the 'Others' section. There were 35 responses, and they could include multiple locations, areas, or concerns. Some common area concerns that appeared were as follows: Adin Street (6), Hopedale Street/Cumberland Farms Light (5), Downtown (4), Schools (4), Dutcher Street (3), Green Street (4), Greene Street (3), Harmony Estates (2) and Freedom Street, Hill Street, and Mill Street each having one comment each.

Map TC4. Sidewalk Conditions on Federal-Aid Eligible Roads

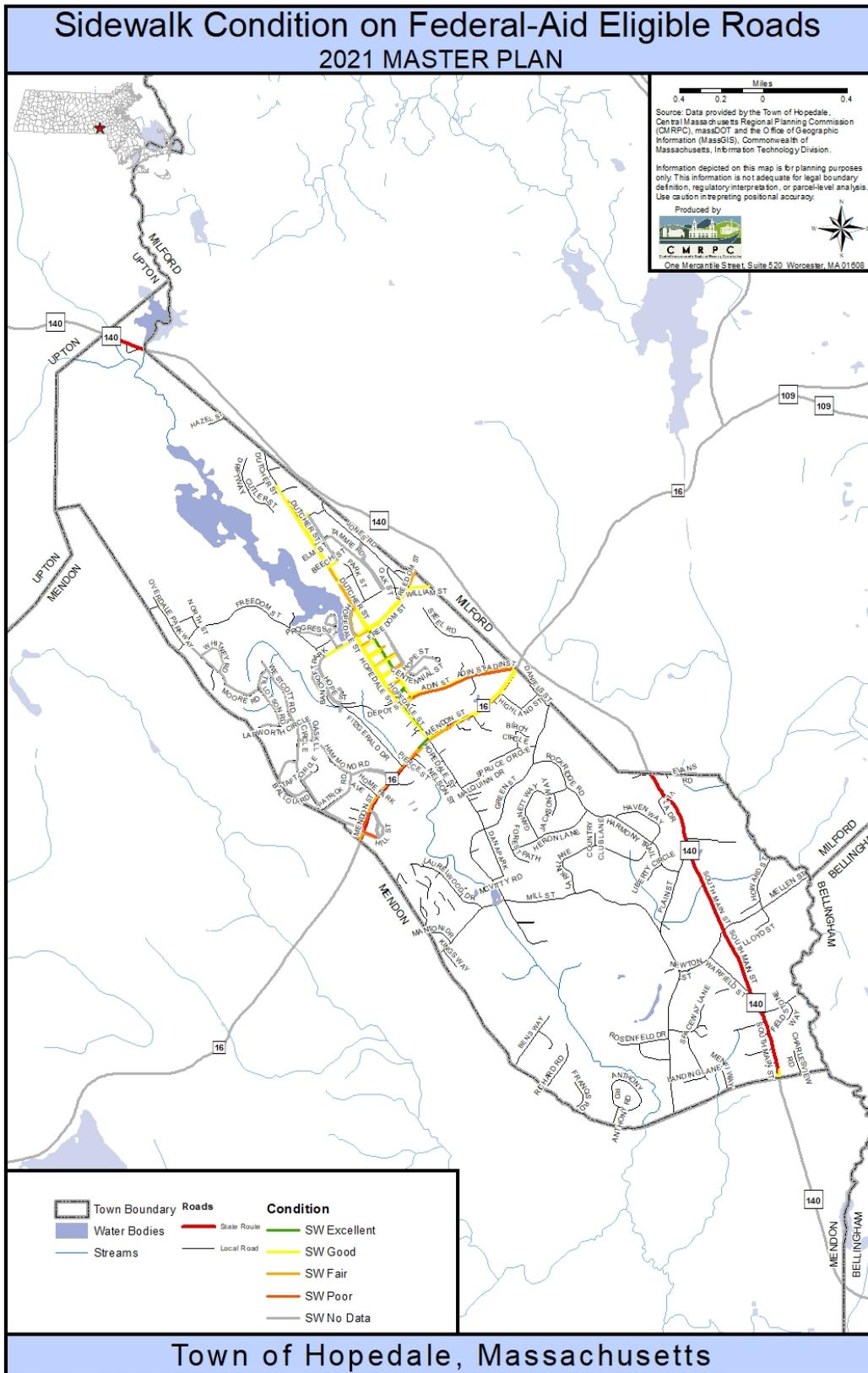


Figure TC3: Observed Sidewalk Conditions

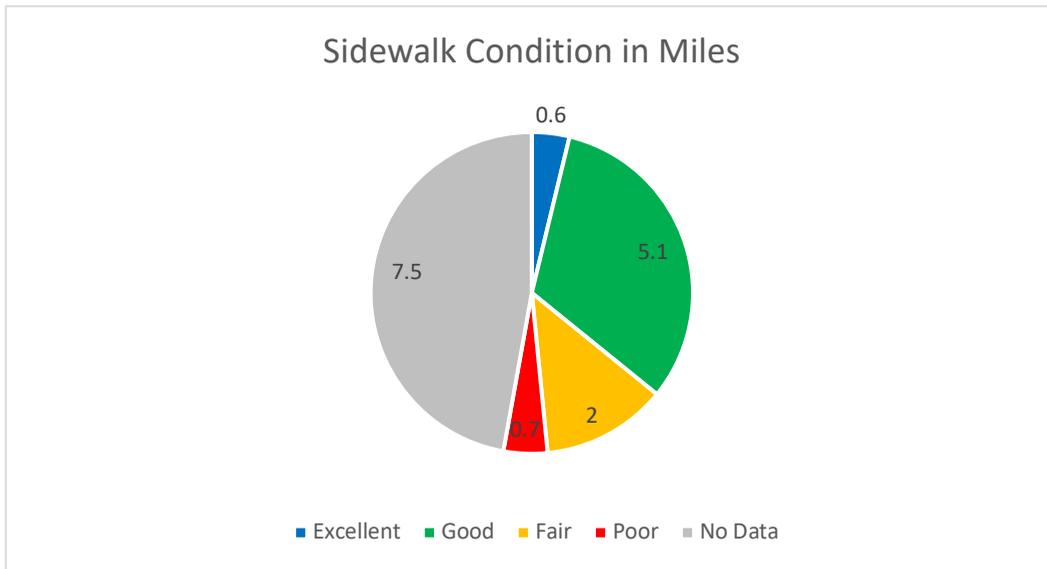
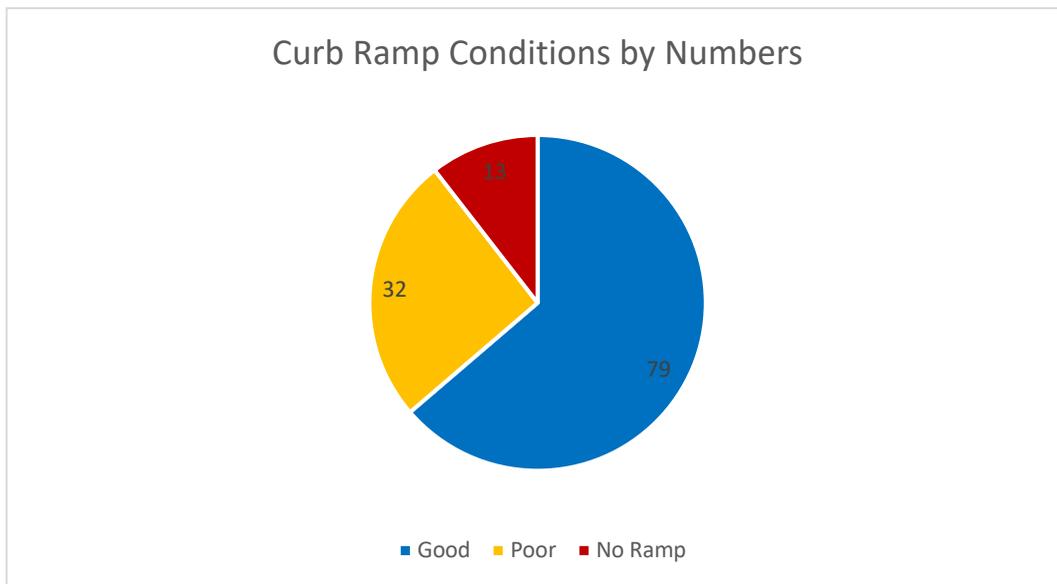


Figure TC4: Observed Curb Ramp Conditions

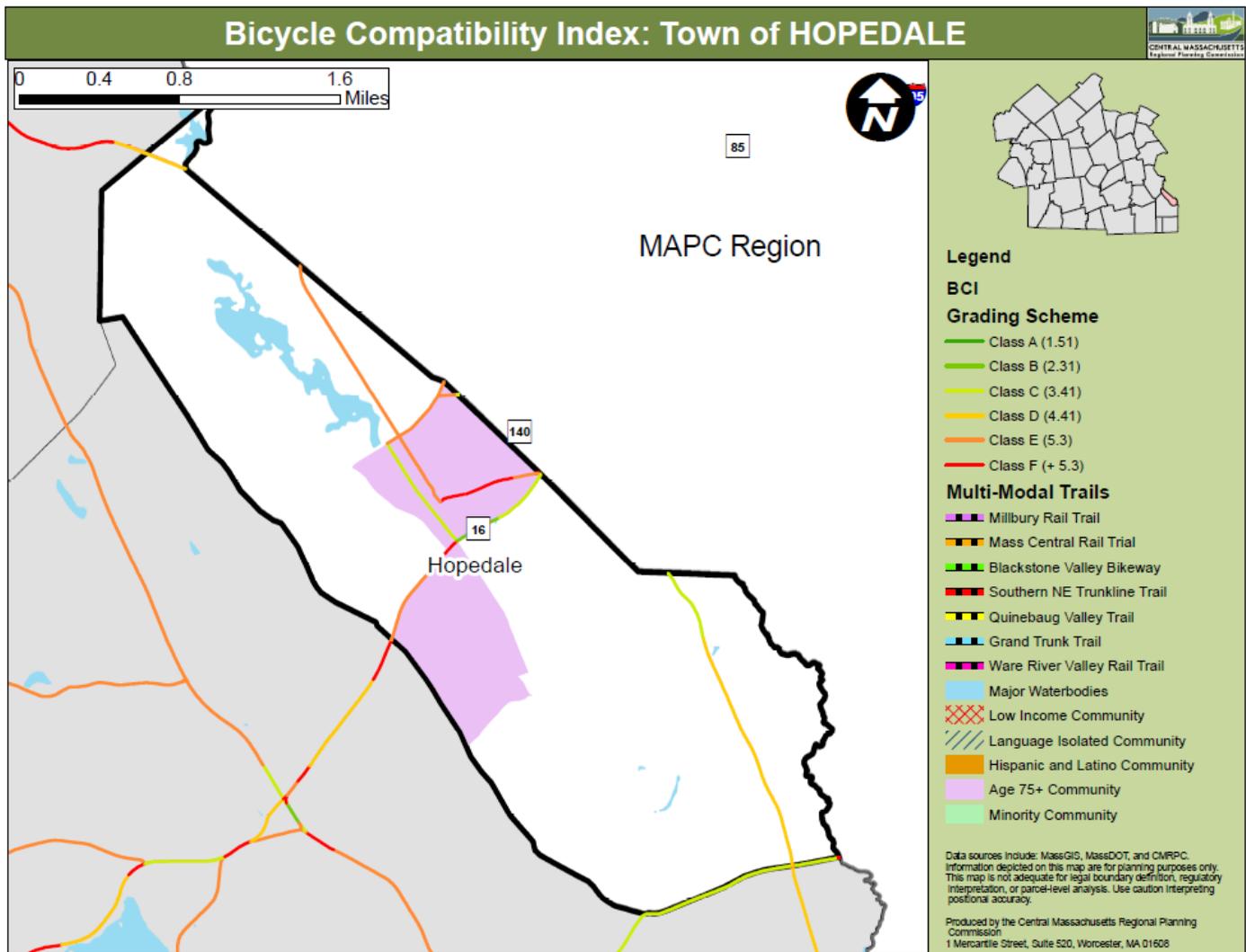


Bicycle Facilities

In 2018, the CMMPO developed a Regional Bicycle Plan that sought to identify opportunities for encouraging and enhancing bicycle travel in the region. The plan studied and recommended areas that could benefit and support the installation of various facilities in the development of a regional bike network. The plan found that there are currently no existing bike lanes in Hopedale. However, 2.96 miles have been identified as areas for potential bicycle facilities. Nearly 30% of master plan survey respondents responded that Hopedale should explore increased dedicated bike lanes.

In 2021 the CMMPO developed a Bicycle Compatibility Index (BCI), formulated by the FHWA, that provides a comfort level analysis of roadways in terms of its compatibility to easily integrate bicycle infrastructure, while also determining the perceived safety of bicyclists. The BCI is intended to support stakeholder decision making in prioritizing segments to build upon the region's multi-modal network. Map TC5 shows the BCI of Hopedale's roadways.

Map TC5. Bicycle Compatibility Index



Source: CMRPC, 2022

The BCI of Hopedale roads on aggregate receive a poor grade as shown in Table TC5. The segment of the road the has the highest BCI was MA-16 Mendon Street (Hopedale Street to Milford Townline) with a grade of 'B/C'. It is important to note that the BCI scores a roads ability to support bicycle infrastructure and may not consider other trails in the community.

Table TC5: List of Road Segments in Hopedale scored using a Bicycle Compatibility Index

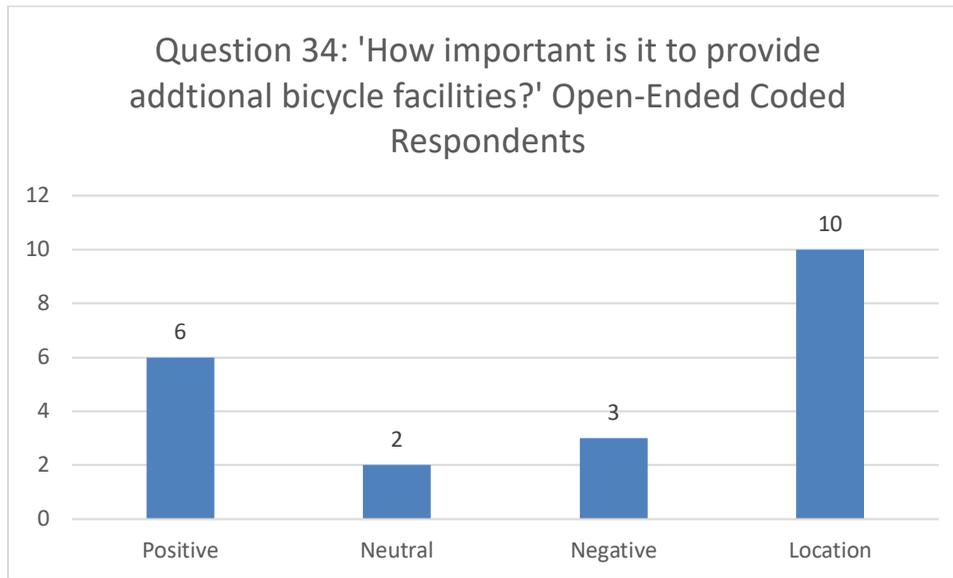
Name of Road Segment	Town	Seg. Miles	Grade	Problems Identified/Notes	Action Proposed	Expected Outcome
Adin St (Dutcher St to Mendon St)	Hopedale	0.30	F	26-28 ft road width, no shoulders	Narrow lanes to 10 ft to support 4-5 ft marked shoulders. Consider widening roadway where marked shoulder cannot be a minimum of 4 ft	Provide connection to Mendon St (major east/west arterial)
Dutcher St (Elm St to Freedom St)		0.30	E	28-30 ft road width, no shoulders		
Dutcher St (Freedom St to Adin St)		0.40	E	26-28 ft road width, no shoulders		
Dutcher St (Milford TL to Elm St)		0.30	E	28-30 ft road width, no shoulders		
Freedom St (Hopedale St to Milford TL)		0.45	E	26-28 ft road width, no shoulders		
Hopedale St (Freedom St to Mendon St)		0.60	C	30-34 ft road width, no shoulders	Narrow lanes to support a 3 ft shoulder, which can be designated as conventional bike lanes using paint	Bicycle infrastructure along this segment would provide multi-modal accommodations to municipal buildings, the library, and potential access to the school
MA-140 South Main St (Mellen St to Mendon TL)		0.70	D	26-30 ft road width, narrow shoulders	Narrow lanes to 10 ft to support 4-5 ft marked shoulders. Consider widening roadway where marked shoulder cannot be a minimum of 4 ft	Access for the surrounding community, with connections to Mendon and Milford
MA-140 South Main St (Milford TL to Mellen St)		0.85	C/D			
MA-140 West St (Upton TL to Milford TL)		0.20	D	32-34 ft ROW, 3-5 ft shoulder	Expand all portions of the shoulder to a 3 ft minimum to support conventional bicycle lanes in the shoulder space, mark using paint	Would provide a connecting piece between Upton and Milford along MA-140, providing a small portions of regional connectivity along this corridor
MA-16 Mendon St (Hopedale St to Milford TL)		0.60	B/C	36-38 ft road width, 5-8 ft shoulders	Define the shoulder as conventional bike lanes using paint	Bicycle accommodations across a major east/west arterial in the town, with connection to Mendon and Milford
MA-16 Mendon St (Mendon TL to Hopedale St)	0.60	D/F	30-32 ft road width, 4-5 ft shoulders	Expand all portions of the shoulder to a 3 ft minimum to support conventional bicycle lanes in the shoulder space, mark using paint		

The master plan survey respondents' level of safety while biking in Town varied dramatically based on location. Only two (1.36%) survey respondents out of 147 felt 'Very Safe' while cycling along Route 16 and Route 140 while 45 (30.61%) and 56 (38.10%) of respondents felt 'Very Unsafe'. These areas contrast greatly to other areas in Town where respondents felt safe, including around the Hopedale Parklands which had the lowest averaged weighted safety score of 1.76, followed by around park and recreational facilities with an average weighted safety score of 1.80, and residential areas with an average weighted safety score of 1.85. In general survey respondents found cycling around Hopedale to be safe, except for Route 16 and Route 140 corridors.

Nearly 30% of master plan survey respondents responded that Hopedale should explore increased dedicated bike lanes. However, of survey respondents, 104 of 205 said that the addition of bicycle infrastructure is of 'Low Importance.' In the open-ended comment section of the survey, Q34 'How important is it to provide bicycle infrastructure?' there were 21 comments. The comments were coded based on response, 'Positive', 'Neutral', 'Negative', and 'Location.' The 'Location' code is based on responses giving a particular street or area that could use bicycle infrastructure. There were six 'Positive' responses, two 'Neutral', three 'Negative', and 10 'Location' responses as shown in Figure TC4.

No location was listed more than once in the Question 34 open-ended comment section, however most of the locations listed were also listed as areas of pedestrian infrastructure need as well. The listed locations are as follows: Dutcher Street, Freedom Street, Green Street, Greene Street, Hartford Avenue, Hopedale Street, Mendon Street, Mill Street, Neck Hill Road, and Route 16 and Route 140. In addition to the roads, both the park and school were mentioned as well as the along the Charles River.

Figure TC4: Chart showing the coded open-ended responses to Question 34



Complete Streets

MassDOT Complete Streets Program

A Complete Street is defined as a street that provides for safe and accessible travel for all modes of transportation and for people of all ages and abilities. Networks of Complete Streets make it easier for people to access jobs, recreation, education, and commercial areas by providing safe places for walking and bicycling. According to the National Complete Streets Coalition, “by adopting a Complete Streets policy, communities direct their transportation planners and engineers to routinely design and operate the entire right-of-way to enable safe access for all users, regardless of age, ability, or mode of transportation. This means that every transportation project will make the street network better and safer for drivers, transit users, pedestrians, and bicyclists – making a town a better place to live.”

On January 25, 2021, the Hopedale Board of Selectmen voted to adopt a Complete Streets Policy. With this adoption, town officials are encouraged to examine every infrastructure project from a Complete Streets perspective, focusing on where pedestrian mobility best practices could apply and where improvements would be needed. The MassDOT Complete Streets Policy is a tiered program that provides funding for the adoption of this policy and development of a prioritization plan for projects. Upon successful adoption of Tier I, a community is able to pursue the adoption of Tier II. Today, Hopedale can develop a Tier II prioritization plan and become eligible for Tier III construction funding under the MassDOT program.

Safe Routes to School

Safe Routes to School (SRTS) is a program run by MassDOT to help encourage and increase safe biking and walking to school for elementary and middle school students. Member schools are provided with services to help promote the “6 E’s” (Education, Engagement, Equity, Encouragement, Evaluation and Engineering)

which help increase the safety for students walking to school and around their community. As a SRTS member, schools are eligible for several funding programs which help to provide improvements to the built environment to increase safety including but not limited to signage, road striping, and sidewalk reconstruction.

Currently two schools in Hopedale are listed as SRTS partner schools. The partner schools are Memorial Elementary school and Hopedale Junior Senior High School. Since both schools in Hopedale are partner schools, they are eligible for several funding programs and assistance from MassDOT to promote safe walking practices with students.

Bridges

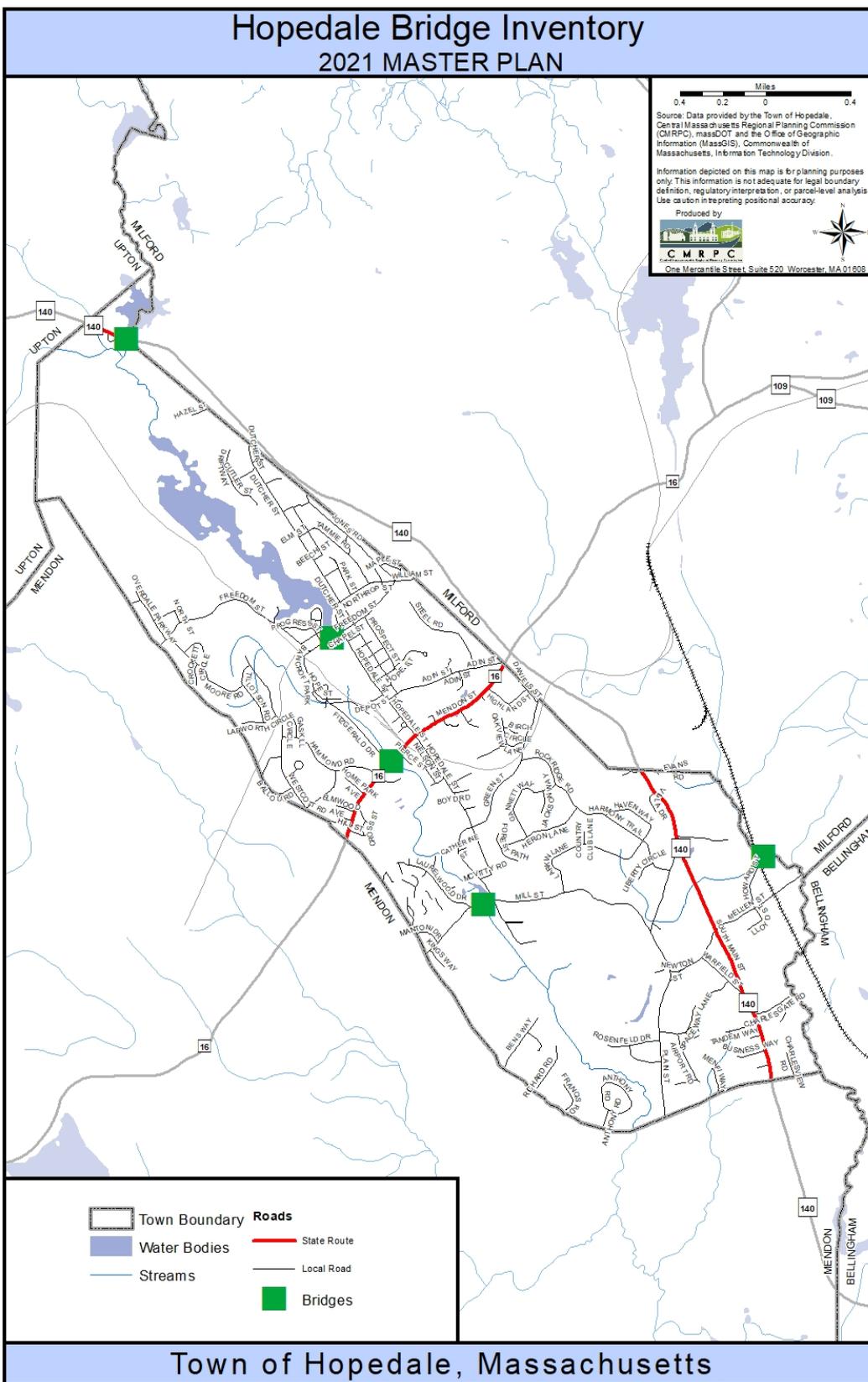
The MassDOT Bridge Inspection Management System (BIMS) is the statewide dataset for bridge structures. The database features information on MassDOT and municipality-owned bridges with spans greater than 20 feet. Inspections are completed bi-annually. Information on MassDOT and municipal owned bridges with spans between ten and twenty feet, and culverts with spans of four to ten feet are not available currently, but data collection efforts are underway.

The BIMS identified 5 total structures in Hopedale, of which one is owned by MassDOT and four are owned by Hopedale. None of the bridges are identified as being structurally deficient. Table TC5 shows all the bridges included in the MassDOT BIMS database in the Town of Hopedale. Map TC6 shows the location of the bridges in Hopedale. Information on the condition of bridges not included in the BIMS was not readily available for inclusion of the master plan. Additionally, there is the Mellen Street bridge that crosses the Charles River into Milford that was decommissioned in 2000 for being in poor condition. The Mellen Street bridge is not listed in the MassDOT BIMS. The Hopedale administration at the time did not want repairs made to the bridge¹, instead preferring to decommission the bridge and end the road at the banks of the Charles River. The then administration believed that the bridge was not necessary and was just a cut-through to Milford among many.

Table TC5: Bridges in MassDOT BIMS in Hopedale					
Facility Carried	West Street (Rt 140)	Mendon Street (Rt 16)	Howard Street	Mill Street	Freedom Street
Year Built	1929	1900	1957	2008	1948
Year Reconstructed		1951			1989
Type of Service	Highway	Highway Ped	Highway	Highway Ped	Highway Ped
Length	4.6	5.8	3.7	6.1	17.4
Owner	DOT	Town	Town	Town	Town
Structurally Deficient	No	No	No	No	No
Category	Short Span	Short Span	Short Span	NBI	NBI
Feature Intersected	Mill Pond	Mill River	Charles River	Mill Brook	Mill River
Inspection Date	2021	2021	2018	2022	2020

¹ Kim, Eunice, The Milford Daily News, Bridge Plan Hits Bump in the Road, Parente Withdraws Funding Request. June 3, 2004. Access via '<https://www.hope1842.com/hope1842/mellenstbridge.html>' on June 7, 2022.

Map TC6. Hopedale Bridge Inventory



Source: CMRPC, 2022

Congestion Management Process

CMRPC is responsible for maintaining the region's Congestion Management Process (CMP) which includes the following steps:

- Development of congestion management objectives
- Establishment of measures of multimodal transportation system performance
- Collection of data and system performance monitoring to define the extent and duration of congestion and determine the causes of congestion
- Identification of congestion management strategies
- Implementation activities, including identification of an implementation schedule and possible funding sources for each strategy
- Evaluation of the effectiveness of implemented strategies

To complete this process, CMRPC conducts extensive data collection throughout the region. CMRPC utilizes a variety of methods to collect this information, including Travel Time and Delay Studies, Intersection Turning Movement Counts (TMCs), and maintaining the Regional Travel Demand Model.

To date the CMRPC has not completed any Travel Time and Delay Studies in Hopedale do to scheduling constraints. Other key elements of the CMP have been completed in Town.

Turning Movement Count (TMC) Intersections Encountered Delay

For all intersections where TMCs are obtained, it is possible to analyze the total delay encountered during the examined peak hour periods. A TMC is a count of how cars travel through an intersection at peak travel times (7:00 – 9:00 AM, 4:00 – 6:00 PM), recording all motor vehicle actions within the designated intersection.

A byproduct of the process that results in intersection Level of Service (LOS) ratings is the “average delay encountered for entering vehicles”. When multiplied by the number of vehicles to which the delay pertains, one can arrive at a total amount of delay, or time in “car-minutes”. A car-minute is one car waiting for one minute, presumably idling and producing emissions as well as adding to total social and economic costs. Five cars waiting for a minute each, or one car waiting for a total of five minutes, results in the same theoretical total waiting time cost and would be measured and quantified by a total net delay of five car-minutes.

Signalized intersections have delays of varying levels in all directions, and this is accounted for. “Stop” sign-controlled intersections have delay calculated only for those vehicles arriving on the minor approaches that are required to stop as well as those vehicles on the major approaches that often need to wait to make a left turn. Signalized intersections often exhibit more total delay, but a busy stop-controlled location that may not presently meet the warrants for signalization can have substantial delays if volumes on the minor approaches predominately seek to cross the major approaches. Traffic signals establish orderly traffic flows and increase safety by providing the opportunity for traffic volumes to proceed on both the major and minor intersection approaches, thus balancing encountered vehicle delay. When two heavily traveled streets cross at a major signalized intersection, significant delays are often generated due to the high traffic volumes that need to be accommodated. Once signal operations are optimized, only then are geometric improvements considered, such as the construction of widened or additional travel lanes. Intersections are given a letter grade based on the length of delay experienced at the intersection. Table 6 shows how these grades are determined.

TC6. Intersection Grade Determinations			
Signalized		Unsignalized	
Delay in Seconds	LOS Grade	Delay in Seconds	LOS Grade
<10	A	<10	A
10-20	B	10-15	B
20-35	C	15-25	C
35-55	D	25-35	D
55-80	E	35-50	E
>80	F	>50	F

Table TC6 shows selected intersections in Hopedale with their observed delay in minutes as previously described.

Table TC6: CMRPC Turning Movement Count Location					
Turning Movement Count Location	Year	AM Peak Hour		PM Peak Hour	
		Delay	LOS	Delay	LOS
Route 16/ Hopedale Street	2008	23.1	C	11.7	B
Route 16/ Hopedale Street	2014	12.0	B	10.2	B
<i>Source: CMRPC</i>					

Regional Travel Demand Model

Congested roadways are identified by CMRPC through the Regional Travel Demand Model, which is a computer program that can calculate current congestion levels based on roadway design and project areas that are likely to experience future congestion.

Table TC7 shows roads identified as of the most recent model run in 2017 in Hopedale as currently congested and likely to become congested:

Table TC7: CMRPC Travel Demand Model Current and Congested Roadways				
Identified Year	Existing or Projected	Facility Name	From	To
2015	Existing	Hartford Avenue East	Mendon TL	Milford TL
2040	Projected	Mendon Street (Rt 16)	Mendon TL	Milford TL
<i>Source: CMRPC</i>				

Freight Traffic

While there is one small freight facility currently located within Hopedale, there are several other freight facilities, including rail yards located within proximity to Hopedale. In the Southern section of Hopedale, within proximity to the Hopedale Industrial Airport, there are a cluster of warehouses, manufacturing facilities, and a concrete facility that generate freight traffic. Currently, the concrete facility is proposed to be redeveloped into a warehouse that would also generate truck traffic but with different classification of trucks. In the northern section of Hopedale, the Grafton and Upton Railroad (GURR) operates a freight rail yard with plans to expand the size of the yard. In towns neighboring Hopedale, there are several warehousing facilities including a last mile distribution center operated by Amazon that may contribute significant levels of traffic to major roads in Hopedale.

Truck Traffic

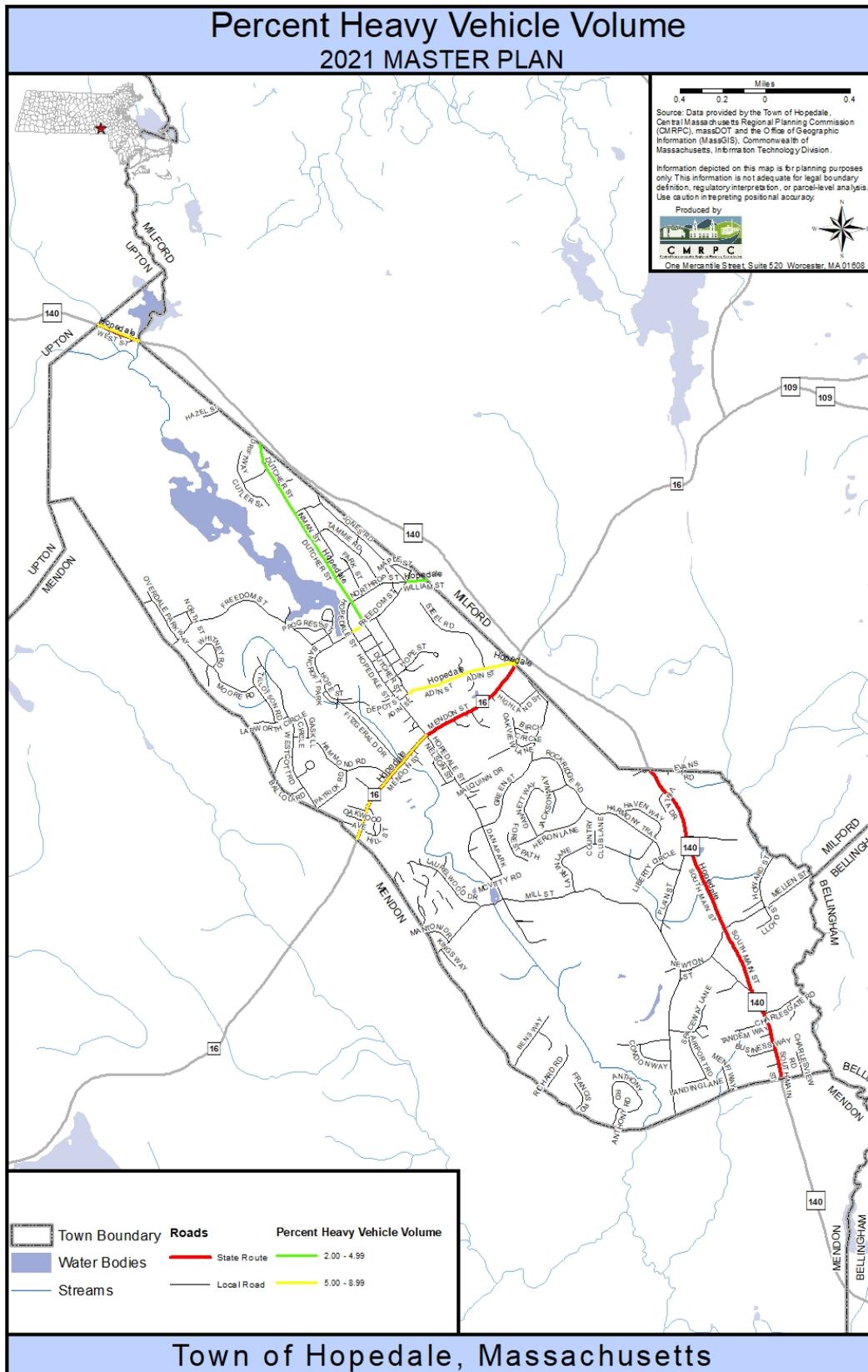
As part of the CMRPC Regional Traffic Counting program, axle classification data is collected, which indicates the amount of heavy vehicle flows on the region's roadways. The following chart indicates the amount and percentage of vehicles at each location that are considered 'heavy vehicles', defined as vehicles that have six or more tires touching the road. It is important to consider where these types of vehicles are because of the requirements that trucks need such as exclusion times, bridge crossings, overhead bridges, and turning radius. Most freight into and through Hopedale is done via truck so consideration to how they move through town and the design of roads in and around the industrial zoning districts is important.

Trucking in the community is a concern for residents, as noted in open-ended comment section in the Master Plan Survey with the following response to Question 38: 'General comments, questions, or concerns regarding municipal facilities?' Answer: "No mega warehouses. Leads to fatalities from the heavy trucks."

Table TC8 shows observed traffic volumes, heavy vehicle volumes, and the percent of heavy vehicles on selected roads in Hopedale. Map TC7 is a map of the observed percent of heavy vehicle

Table TC8: Observed Heavy Vehicle Percent						
Date of Count	Municipality	Street	Location	Total Volume	Heavy Vehicles	Heavy Vehicle Percent
15-Aug-17	Hopedale	Adin St	W of Mendon St (Rt16)	1,157.0	92	7.95%
15-Aug-17	Hopedale	Dutcher St	At Milford TL	1,894.0	60	3.17%
15-Aug-17	Hopedale	Freedom St	E of Hopedale St	3,642.0	203	5.57%
15-Aug-17	Hopedale	West St (Rt140)	At Upton TL	9,916.0	578	5.83%
29-Jul-20	Hopedale	Mendon St (Rt16)	At Mendon TL	10,600.0	847	7.07%
15-Aug-17	Hopedale	Williams St	At Milford TL	3,013.0	93	3.09%

Map TC7. Percent Heavy Vehicle Volume



Source: CMRPC, 2022

Rail

There is one active rail line that runs through Hopedale that is owned and operated by the Grafton and Upton Railroad (GURR). The GURR is a 24.85-mile Class III short-line railroad located in central-eastern Massachusetts that connects on both sides to CSX transportation lines. The line was chartered in 1873 as the Grafton Centre Railroad, a narrow-gauge railroad, with construction the following year. In 1887, the track was upgraded to standard-gauge. In 1888, the railroad was renamed the Grafton and Upton Railroad with extensions added in West Upton (1889) and Milford (1890).

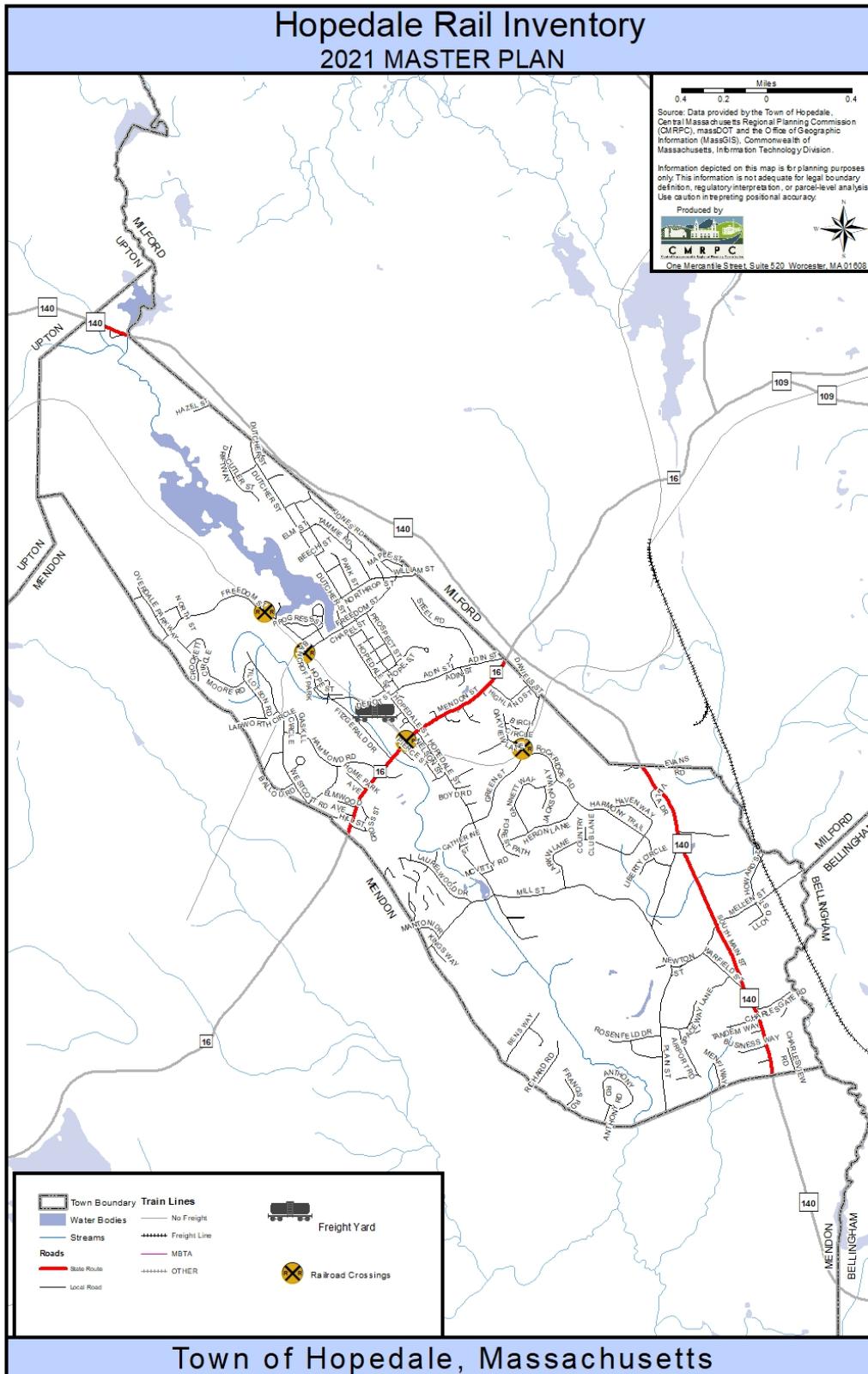
Four years after the Milford expansion in 1894, William Draper became involved with the company and eventually acquired GURR. From that point on, the railroad has been bought three times and sold twice. The current owner acquired the railroad in 2008 and has been making incremental improvements since that date. Improvements include development of both termini, in North Grafton in the west and to Franklin in the east.

The Franklin terminus was the result of an acquisition of the 8.50-mile CSX Milford Secondary Line in February 2021. In 2018, the North Grafton yard saw the construction of a Liquid Propane Gas Transfer Terminal to supply propane to the region. Outside of propane transfers, the GURR transports fly ash, cement, aggregate, plastics amongst other items. GURR is in the process of building a transload yard in Hopedale.

There are no current commuter rail services in Hopedale, with the last public ridership ending in 1928. In 2011, the Boston Region Metropolitan Planning Organization started studies into extending Franklin Line service from Forge Park/495 into Milford and Hopedale. This study would be the first study into this since a former study in 1997, which concluded that the extension was not high priority. Although the study was completed, the extension was put on hold for the near future and there are no current plans for commuter rail service in the Town.

Map TC8 shows the location of rail lines in Hopedale and freight yards in addition to four at-grade private crossings owned by GURR.

MapTC8. Hopedale Rail Inventory



Source: CMRPC, 2022

Transportation Safety

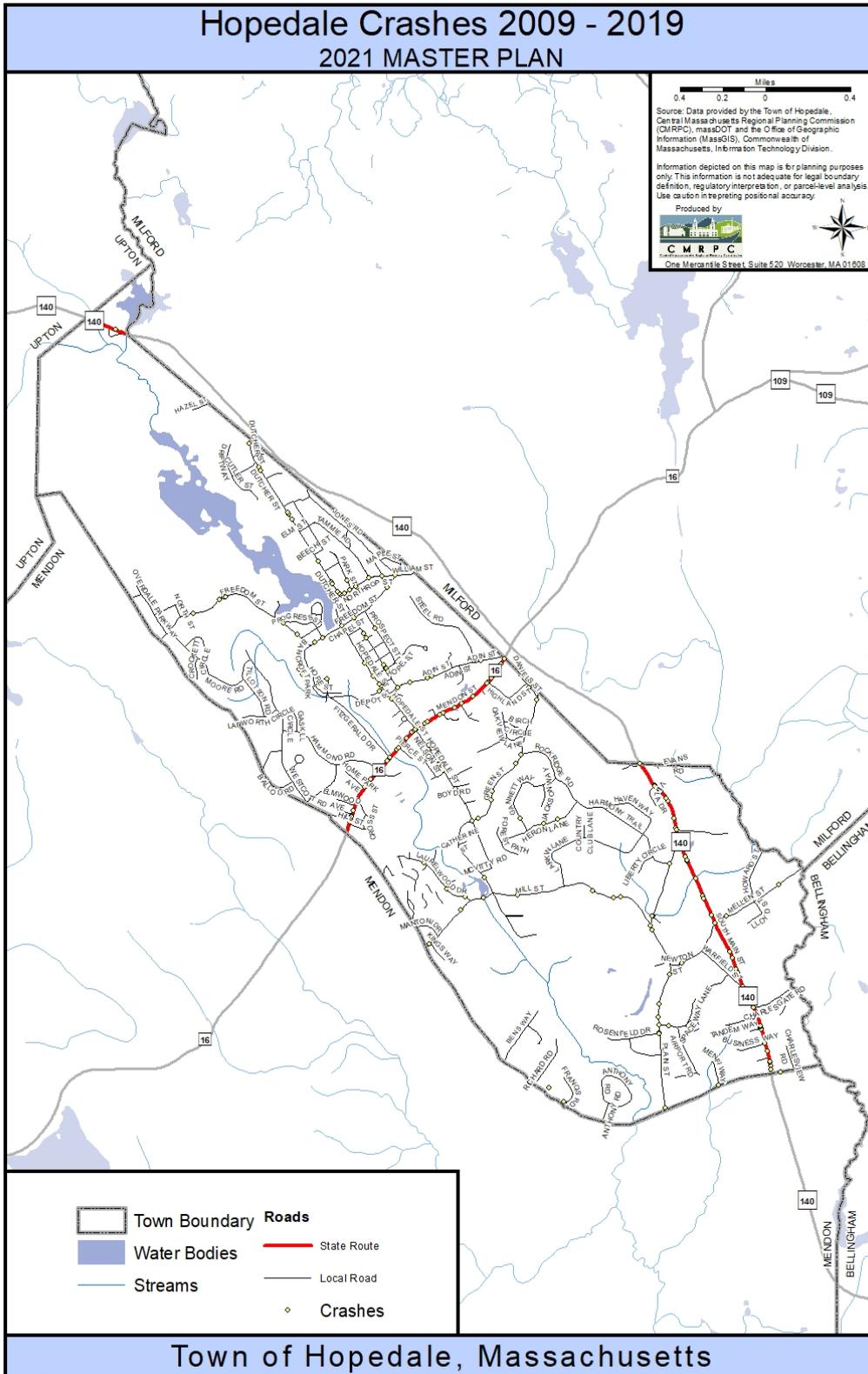
Table TC9 outlines the number of vehicle crashes that occurred in Hopedale from 2009 – 2019. 2019 data is the most recent dataset available from the MassDOT Registry of Motor Vehicles (RMV).

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total Number of Crashes	44	54	71	26	28	36	59	73	62	78	57
Number Resulting in Fatalities	0	1	1	1	0	0	0	0	0	0	0
Number Relating in Injuries	14	8	16	6	6	10	16	15	8	15	15
Number Involving Non-Motorists	0	0	0	0	1	0	2	0	0	2	0

As shown in Table TC9, the total number of crashes has in general increased from 2009 to 2019 with isolated year of higher or lower numbers of crashes. The number of crashes resulting in fatalities has decreased from about one per year in the 2009- 2012 period to none per year from 2013 – 2019. The increase in the total number of crashes is likely due to the increase in traffic volumes observed both in Hopedale and across the state; particularly on major roads such as Route 140, Route 16 and Hopedale Ave. Crashes involving Pedestrians and Bicyclists (non-motorists) have risen from 2009 to 2019 likely due to higher uses of these modes and insufficient facilities available.

MassDOT performs an analysis that finds crashes located within a distance of 25 meters (82 ft) of each other and groups them together, known as crash clusters. Similarly, if a crash cluster is found to share a crash with a nearby cluster those clusters are merged together into a new larger cluster. These clusters are then scored based on the types of crashes that have occurred and can become eligible for Highway Safety Improvement Program (HSIP) funding if it ranks high enough in comparison to other clusters. Currently there are no HSIP crash clusters located in Hopedale. Map TC9 shows the location of all crashes reported in Hopedale from 2009 – 2019.

Map TC9 – Hopedale Crashes



Source: CMRPC, 2022

At- Grade Highway/Rail Crossings

At-Grade Railroad Crossings are locations where railroads and roadways intersect at the same level (at-grade) and may create a potential safety hazard. The main types of warning systems installed along at-grade crossings are crossbuck signs noting the presence of a crossing, flashing warning lights alerting drivers to the presence of an approaching train or gates which lower when a train is approaching a crossing. Additionally, a railroad employee may stop traffic at rail crossings to allow a train to pass through. The following four at-grade railroad crossings are located within Hopedale with the type of warning system currently installed at each crossing. All four crossings are owned by GURR and consist of only Crossbuck signs with no warning lights or gates.

- Freedom Street – Crossbuck Only
- Bancroft Park – Crossbuck Only
- Mendon Street (Rt 16) – Crossbuck Only
- Green Street – Crossbuck Only

There are two additional private crossings midway between Route 16 and Bancroft Park. These crossings are the subject of ongoing litigation in Worcester Superior Court between the Draper site owner and the Grafton & Upton Railroad.

Of the at-grade crossings in Hopedale that do not currently have gates, two of them intersect high volumes road (Freedom Street and Mendon Street Route 16). Crossbuck signs alone are located at each of the crossings identified. The location of railroad crossings is shown in MAP TC8. According to the 2018 MassDOT Safe Rail Plan, at-grade railroad crossing accidents are rare compared to motor vehicle crashes, but the results are often time much more severe. From 2014-2017, there were a total of 43 incidents at at-grade rail crossings with 8 fatalities in the State. There have been no reported incidents at crossings in Hopedale.

Transit

Hopedale is member community of the MetroWest Regional Transit Authority (MWRTA) which provides public transit services for the I-495/MetroWest corridor, consisting of 32 towns. Hopedale Council on Aging provides medical transportation service and errand transportation service to eligible residents through a partnership with MWRTA.

The MWRTA Blandin Hub in Framingham is the focal point of its fixed route services and is in downtown Framingham. This location is also in proximity to the Framingham MBTA Station where connections to the MBTA Commuter Rail, intercity rail, and taxicab services are available. Taxicab and transportation network companies (such as Uber and Lyft) provide private transportation opportunities within Hopedale.

MWRTA Fixed Route

Currently Hopedale is not served by any fixed route transit. Route 14 is the MWRTA route closest to Hopedale serving Milford with stops at the Milford Senior Center, EMK, Milford Hospital and Milford District Court.

Outlook

The MWRTA completed a Comprehensive Regional Transit Plan of its fixed-route system by a consultant team in 2020. In the plan, no individual route recommendations were proposed that would provide fixed-route

service to Hopedale; however, several recommendations were made that would improve service to residents of Hopedale who utilize MWRTA including the following:

- Milford Service Adjustments
- Micro Transit Service Pilot
- Increased Frequency
- Regional Service Connections
- Riverside Transfer Station

Ridesharing/Transportation Network Companies (TNCs)

In Massachusetts, rideshare companies such as Uber and Lyft are referred to as Transportation Network Companies (TNCs). Generally, rideshare companies provide their service as a curbside-to-curb on-demand ride service. Ride requests can be made using either a smartphone application or another mobile/online service, and the operator provides the trips in their privately owned vehicle.

In 2020, the Massachusetts Department of Public Utilities (DPU) released trip count data as reported by TNC providers statewide. A total of 1,622 trips originated in Hopedale, and 1,603 trips featured Hopedale as its destination.

Commuter Rail

MBTA commuter rail service to and from Boston via the Franklin Line is available at the Forge Park/495 Station, about eight miles from Hopedale Center. Additional commuter rail station options include Ashland (12.2 miles), Framingham (13.9 miles), West Natick (15.6 miles), Natick Center (16 miles) on the Framingham Line via connections with the MWRTA. Forge Park/ 495 (7.8 miles) serves as the terminus of the Franklin Line; most trains also serve ending at Boston's South Station. On weekdays, limited express service from and to Boston is available.

In the Master Plan Survey, Question 30: 'What type of transportation options should Hopedale explore?' included an open-ended comment section. There is a total of 17 responses, with 9 of the responses mentioning some sort of desire for a commuter rail service. It is worth noting that Question 28: 'How do you commute to work?' listed 'Transit / Commuter Rail' as a mode of transportation option and said option received 0 votes out of 218 from survey respondents.

Intercity/Commuter Bus

Private inter-city bus providers such as Peter Pan, Greyhound, and Amtrak are not available in Hopedale. The closest access to such services is in Worcester and available from Worcester's Union Station.

MassDOT Park and Ride Lot

Currently there are no MassDOT operated park-and-ride lots within fifteen miles of Hopedale.

Airport

Hopedale is home to the Hopedale Industrial Airport a privately owned airport surrounded by a large industrial park. Currently, no commercial service is available from the airport. However, about 20 planes are based at the airport. In 2010, MassDOT completed the Massachusetts Statewide Airport System Plan (MSASP) which included the 37 public use airports in Massachusetts with the goal to "facilitate the state's vision of providing

a fully integrated, safe, efficient, and seamless transportation link between the people and products of Massachusetts with national and international destinations through an efficient airport system that will help build upon economic development success and improve the quality of life in the Commonwealth.”²In order to help integrate the Massachusetts airport system into the rest of the transportation system and other economic links the MSASP recommends that all airports are recognized in local comprehensive plans. While there is currently very little air traffic at the Hopedale Industrial Airport its presence in town serves as a possible growth driver for commercial/ industrial development as well as tourism. Inter-city and international commercial air service is available at Boston Logan International Airport, Worcester Regional Airport, T.F. Green International Airport.

Since the Hopedale Industrial Airport is included in the MSASP it is also included in the Airport Pavement Management System (APMS). The APMS is managed by the MassDOT Aeronautics division and reports on the condition for capital and pavement management planning purposes. Hopedale Industrial Airport was last inspected in 2016 with a PCI of 25 indicating the condition of the pavement is in need of repair and maintenance. It was further reported that an estimated \$3.4 million should be invested into pavement repairs and maintenance through 2023 to maintain the PCI above critical levels. In order to help maintain the viability of the Hopedale Industrial Airport and the surrounding industrial area, the Town of Hopedale could coordinate with airport ownership and provide letters of support to airport ownership when applying for grants and funding in line with the MSASP and the APMS. Because of the size and private ownership of the airport, the airport is limited in its capacity and capabilities to provide cutting edge aviation technology. As a result, Hopedale Industrial Airport does not have some the services required to drive large economic growth as it currently stands.

Emerging Transportation Technologies

In recent years several new technologies have begun to disrupt how people move between destinations for work and recreation. Among these technologies are micro-mobility and ridesharing/ transportation network companies as previously mentioned but others include telecommuting, electric vehicles increasing mode shift to walking and bicycling.

The masterplan survey showed that nearly 20% of respondents telecommute or work from home. It is likely that most of these respondents are working from home as a result of the COVID-19 pandemic, and it is difficult to know how these numbers will change as more companies begin to go back to work in person. If large numbers of people continue to work from home the demands on the local transportation network will shift from predominately peak times to other times of the day.

With the passage of the Bipartisan Infrastructure Law, more funding will be available for electronic vehicle infrastructure including charging stations. While not specifically addressed in the Master Plan Survey, it is recommended that Hopedale begin to think about this new infrastructure and what locations to implement it in.

Funding

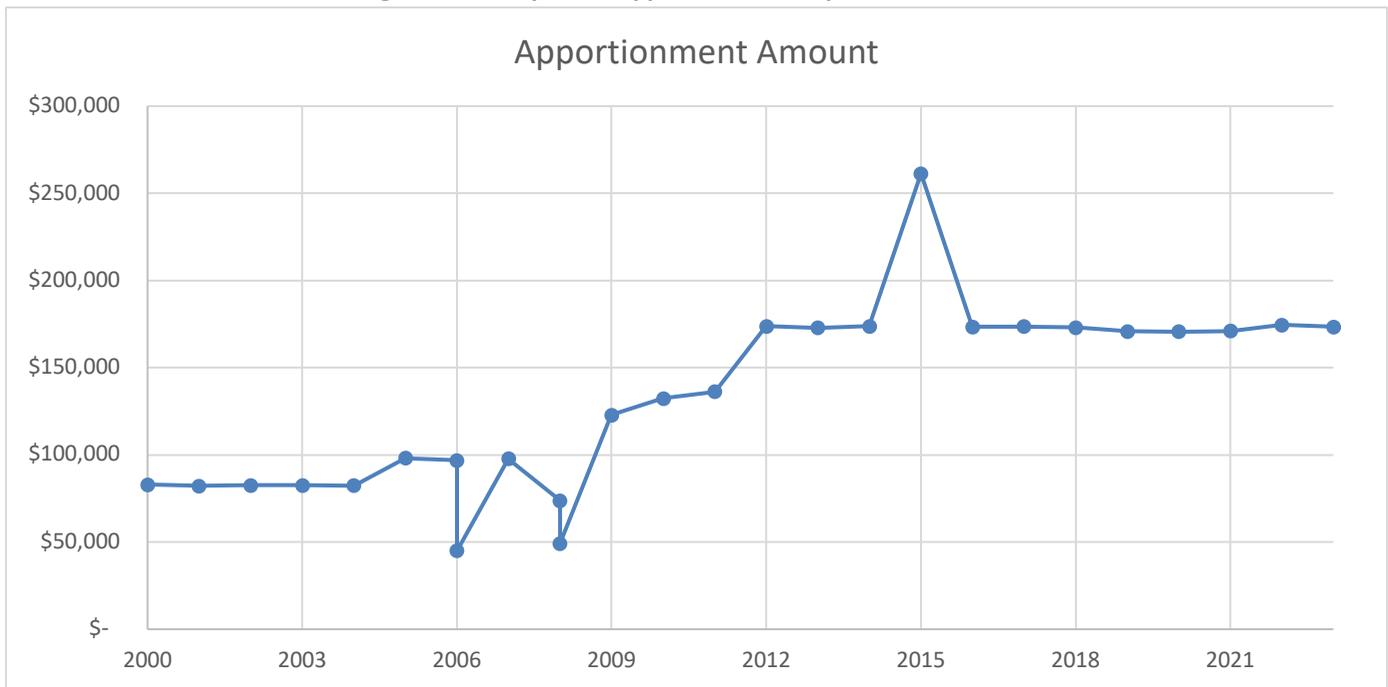
Local transportation networks are a multi-million-dollar taxpayer investment that directly influences a municipality’s economy and quality of life. Therefore, the prioritization of system maintenance is very important. The Massachusetts Chapter 90 Program is a state funding program directed by MassDOT that

² 2010 Massachusetts Statewide Airport System Plan (MSASP) <https://www.mass.gov/doc/massachusetts-statewide-airport-system-plan-technical-report/download>

reimburses towns for “maintaining, repairing, improving and constructing town and county ways and bridges which qualify under the State Aid Highways Guidelines adopted by the Public Works Commission.”³ The funds may be used for construction and preservation work to extend the life of capital facilities, bikeways, salt sheds, road building equipment, and garages for the storage of road building equipment. Chapter 90 funds are allocated annually and based on a formula developed by the Legislative Rural Caucus of the Transportation Committee. This formula uses three weighted categories to determine the percentage of the total allocation each town will receive. The categories include Roadway mileage (58.33%), Population (20.83%) and Employment (20.83%). For many communities Chapter 90 funding is the majority or only funding available for system maintenance and improvements.

Based on this formula, with a population of 6,017, employment figure of 2,224, and a road network of 28.19 miles, Hopedale will receive \$173,447 of Chapter 90 funds in FY 2023. Figure TC5 shows Hopedale’s Chapter 90 apportionments since 2000 (note that the spike in 2015 represents additional State funding provided because of extreme winter conditions). For FY 2023, the statewide funding pool was \$200,000,000. Various other funding resources exist including funding at the State level through programs like Safe Routes to School, MassWorks, and MassTrails.

Figure TC5: Chapter 90 Apportionment Hopedale 2000 - 2022



In 2019 Hopedale allocated one million dollars for the Highway Department to repair and upgrade transportation infrastructure in town. Since that time no additional funding has been allocated.

³ 2021 MassDOT Chapter 90 Program Municipal Guidance Document

Summary of Goals and Strategies

Goal 1: Maintain and enhance the condition of Hopedale's transportation network.

- Objective 1: Establish a asset condition survey program for town-owned transportation assets.
 - Action item: Conduct initial asset inventory and follow up surveys as needed.
 - Action item: Adjust funding levels to maintain and improve the condition of the transportation network and the included assets.
 - Action item: Implement improvements recommended in the Asset Improvement Survey Program.
 - Action item: Conduct an annual review of the MassDOT Road Inventory File and submit updates as needed.
- Objective 2: Improve the accessibility of Hopedale for all residents.
 - Action item: Complete a MassDOT tier 2 complete streets prioritization plan.
 - Action item: Repair deficient sidewalks and curb ramps and fill in gaps in the sidewalk network as laid out in the complete streets prioritization plan.
 - Action item: Implement the policies laid out in the Hopedale Complete Streets Policy.
- Objective 3: Improve State-owned and maintained roads.
 - Action item: Advocate with MassDOT to improve State-owned and maintained roads that pass-through Hopedale.
- Objective 4: Improve and maintain the condition of the Hopedale Industrial Airport.
 - Action item: Work with MassDOT and Hopedale Industrial Airport ownership to support the recommendations and findings of the Massachusetts Airport Pavement Management System (APMS).
 - Action item: Work with MassDOT and Hopedale Industrial Airport Ownership to support the recommendations and findings of the Massachusetts Statewide Airport System Plan.
- Objective 5: Increase funding for transportation network.
 - Action item: Increase town funding for roads and other transportation infrastructure to help maintain the condition of the network.
 - Action item: Work with regional and state organizations to find a secure funding for replacing and improving transportation assets.
 - Action item: Work with regional and state organizations to help secure funding for the development of studies and plan of the transportation network.

Goal 2: Maintain and enhance the safety of Hopedale's transportation network.

- Objective 1: Provide a network of adequately maintained sidewalks, safe pedestrian crossings, and bicycle facilities.
 - Action item: Become active members of the MassDOT Safe Routes to Schools Program.
 - Action item: Complete MassDOT Complete Street Tier 2 prioritization plan.
 - Action item: Implement improvements recommended as part of the survey program in Goal 1 Objective 1.
 - Action item: Improve street lighting in the Downtown Hopedale (specifically, replace those that were lost with the removal of the Draper Mill), and other areas where increased lighting would improve safety.

- Action item: Implement network improvements on roads within 1 mile of all schools, Adin Street, Hopedale Street.
- Objective 2: Study and improve areas with high numbers of vehicular or non-motorized accidents.
 - Action item: Collaborate with the Hopedale Police Department to conduct an in-depth collision analysis of high vehicle crash locations throughout Hopedale including, but not limited to, Freedom Street/Northrop Street/ Jones Road/ William Street, Mendon Street (Rt 16)/ Hopedale Street, Hartford Ave East/ South Main Street (Rte. 140), Dutcher Street/Green Street.
 - Action item: Plan and implement safety enhancements to sidewalks, pedestrian crossings, and bicycle facilities.
 - Action item: Continue to utilize enhanced signage, when possible, to increase driver alertness.
 - Action item: Review options to implement pedestrian improvements on Freedom Street.
- Objective 3: Support improvements to at-grade-rail crossings in Hopedale.
 - Action item: Work with railroad owners to implement safety enhancements at at-grade railroad crossings.
 - Action item: When possible, coordinate rail crossings with nearby traffic signals especially along Route 16.

Goal 3: Improve multimodal transportation access to better provide local and regional connectivity.

- Objective 1: Improve transit access for local and regional trips.
 - Action item: Work with the Metro West Regional Transit Authority (MWRTA) to improve the frequency and coverage of transit service.
 - Action item: Work with the MWRTA to explore possible commuter shuttles connecting to large employers and MBTA stations for Hopedale and surrounding communities.
 - Action item: Work with MWRTA to explore implementing the CatchConnect service in Hopedale.
 - Action item: Explore the creation of a park-and-ride lot that can be used for commuting and other trips.
- Objective 2: Improve walkability and bike-ability in Hopedale.
 - Action item: Complete MassDOT Complete Street Tier 2 prioritization plan.
 - Action item: Secure funding to add new accommodations for pedestrians and cyclists.
 - Action item: Expand the pedestrian and bicycle network to close gaps identified in Complete Street Prioritization Plan.
 - Action item: Explore the possibility of a greenway in Hopedale possibly connecting with the Parklands and other area greenways and rail trails.
 - Action item: Adopt the goals and objectives in both the CMMPO Regional Bicycle Plan and Pedestrian Plan.
- Objective 3: Strengthen connections within and proximate to downtown Hopedale.
 - Action item: Implement the recommendations of the currently underway WBDC parking study.
 - Action item: Address parking supply and quality issues at the Memorial Elementary and Junior/Senior High schools.
 - Action item: Provide enhanced pedestrian and micro-mobility accommodations to connect Downtown with neighborhoods

- Objective 4: Freight and commercial mobility
 - Action item: Inventory key truck routes in Hopedale and work to ensure that road facilities are adequately designed and maintained to accommodate large commercial vehicles
 - Action item: Work with new developments and existing facilities to reduce conflicts with residential land uses such as restricting turning movements to direct traffic in favorable ways

Goal 4: Plan for emerging transportation technology.

- Objective 1: Prioritize Infrastructure development if funding is available.
 - Action item: Develop an electric vehicle charging strategy for downtown Hopedale
 - Action item: Prioritize the development of micro-mobility accommodations including provisions for bikes, scooters, and e-bikes in public spaces.
 - Action item: Explore accommodations to improve access to rideshare in Hopedale

Goal 5: Enhance the interconnectivity and circulation within Hopedale center.

- Action item: Work with current owner of Draper Factory site to determine best layout for added/modified roadway network within the site.
- Action item: Review and consider proposal to extend Fitzgerald Drive through the Draper Factory site.

Town Services & Facilities

Introduction

Present-day Hopedale reflects its history as an industrial powerhouse. Local textile industrialist George Draper believed his workers needed to live in good homes to sustain good work. Consequently, Hopedale blossomed into a self-contained company town, where workers left their high-quality duplex houses to walk to work at the local factory. The Drapers donated funding to the high school, built roads and sewage systems, and water and gas lines to the almost 300 buildings that were home to their workers. The Draper Company is gone now, but its high-quality worker's community laid the foundation for the infrastructure and development that we see in contemporary Hopedale.¹

Today, the services and facilities once provided by the Draper Company are the domain of local government. The Town of Hopedale maintains the roadways, water and sewer infrastructure, and most (but not all) of the Town's community facilities. These town resources are the most visible representation of the local government and arguably the most important aspect. The following chapter closely examines status and needs of Town Services and Facilities in Hopedale. The chapter was developed to address the following goals, which were established by the Master Plan Committee:

- **Goal 1:** Strengthen the Town's financial position so that funding is available for necessary services and facilities.
- **Goal 2:** Provide quality facilities and services to meet current and future needs.
- **Goal 3:** Meet the Town's transportation needs to ensure optimal mobility in town.
- **Goal 4:** Provide high-quality parks facilities that are accessible to all residents.
- **Goal 5:** Provide social, recreational, and cultural opportunities that enhance the quality of life for Hopedale residents of all ages and incomes.
- **Goal 6:** Improve the safety, resiliency, and sustainability of town operations.
- **Goal 7:** Improve the town's water and sewer systems to meet current and future demands.
- **Goal 8:** Improve the functioning of local government.

These goals were crafted through a robust community engagement process. This process included a community survey, visioning workshop, vision and goals survey, and monthly public meetings. Results relevant to town services and facilities are included in the Community Input section located later in this chapter. Key findings that informed the goals include:

- **Hopedale residents especially value increasing business growth in town.** 70% of survey respondents indicated that a larger amount and higher success of current businesses is very relevant

¹ A history of Hopedale. Town of Hopedale MA. (n.d.). Retrieved June 22, 2022, from <https://www.hopedale-ma.gov/about-us/pages/history-hopedale>

to Hopedale's future. Hopedale also values attracting "Green" companies to develop businesses in town.

- **There is a high demand for improvements to the water supply in town.** Even though 89% of survey respondents are serviced by town water and sewer, the Water and Sewer Department states that the existing water capacity is very poor, and demand exceeds capacity.
- **Hopedale residents also value increasing recreational opportunities in town.** 54% of survey respondents agree that Hopedale needs more parks and recreational resources. Survey results also showed residents want more sports facilities, such as fields, a gym, and a track, at the Hopedale Public Schools.
- **Hopedale understands the need to adapt to its aging population in town.** The Senior population in Hopedale is expected to increase by approximately 75% in the next 10 years.
- **Hopedale residents would like to see more walkability in town.** This includes more sidewalks throughout town, bike lanes, and actively shoveling existing sidewalks when there is snow/ice. A large portion of written-in comments on the Community Survey showed resident interest in having their kids be able to walk to school, however, there are not currently sufficient sidewalks.

The following chapter details a Town Services and Facilities strategy built upon these preferences, needs, and goals. It assesses the condition of town facilities and services and provides a path for improvements deemed important by residents. To provide a context for these strategies, we will review the history of Hopedale's public facilities, recap prior planning efforts, summarize existing economic conditions, and detail issues and opportunities.

Prior Planning Efforts

The Town has undertaken many prior planning efforts related to Town Services and Facilities.

Community Master Plan: Town Government Chapter (2007)

Department heads were interviewed to collect information regarding facilities, equipment, budget, staffing, responsibilities, programs offered, and upcoming needs. An analysis of each municipal department is provided, including the level of services offered within Hopedale's local government. Highlighted are the goals Hopedale citizens desire within their town government:

- Professional management
- Quality services
- High level of public confidence

Recommendations included:

- Implement an infrastructure replacement plan for its water and sewer systems.
- Prepare an American with Disabilities Act (ADA) Transition Plan to address town facilities not compliant with ADA handicapped accessibility standards.
- Prioritize building needs that address new wiring for technology, plumbing, and heating.

Hopedale Pond Green Infrastructure Design (2016)

The 2016 Hopedale Pond Green Infrastructure Design encouraged the reopening and reuse of the Hopedale Pond. Hopedale's Parks Commission began efforts to improve the water quality using green infrastructure. As of 2021, the Pond is still inactive and does not support swimming due to pathogens in the water.

Hopedale Hazard Mitigation Plan (HMP) (2017)

In 2000, Congress enacted the Disaster Mitigation Act. The law established a nationwide program to aid in pre-disaster mitigation efforts and streamline the administration of disaster relief. The Hopedale HMP emphasizes measures to reduce damage brought on by natural disasters and hazards. The goal is to prepare for risks that can harm human life and property. Through the HMP the town of Hopedale assessed its vulnerabilities, critical areas and facilities, and infrastructure, and identified strategies to mitigate negative effects.

Hopedale Energy Reduction Plan (2020)

To achieve Green Communities designation, the Town completed an energy reduction plan in 2021. The plan aims to reduce municipal energy usage and was adopted along with other changes necessary for Hopedale to become a Green Community. Being designated as a Green Community provided new funding opportunities for the community. When Hopedale's grant closes out its Green Communities Designation grant, the Town will be eligible to apply for competitive grants annually. With the help of CMRPC, Hopedale mapped out a path to a 25% reduction in energy consumption in five years.

Municipal Vulnerability Preparedness (2021)

To address the ongoing decline of today's climate, the Municipal Vulnerability Preparedness program was enacted in 2016. The MVP program provides grants to municipalities to complete vulnerability assessments and create action-oriented resiliency plans. In 2021, the Central Massachusetts Regional Planning Commission facilitated a MVP workshop for Hopedale. Through this session, residents identified top hazards in their community, and vulnerable areas of concern. Some of the concerns highlighted included:

- Infrastructure such as dams, culverts, bridges, and buildings
- Roads
- Draper Mill
- Forested areas
- Public water supply

The four hazards that the MVP Core Team and MVP process participants found to have the greatest potential impacts on the Town were flooding, severe storms (wind), winter storms/extreme cold (ice), and drought/extreme heat (wildfire/invasives).

Summary of Community Input

In the fall of 2021, the project team conducted a community-wide survey. The survey was intended to identify resident priorities, needs, and preferences across the topics addressed in the Master Plan. Below are the results that focused on the town services and facilities.

One of the survey questions asked Hopedale residents: “What do you think Hopedale needs more of?” Responses to this question are recorded in Table TSF1 below. The most common identified need was business, with 71% of respondents desiring business growth. Lower taxes, parks, and recreational resources were also viewed as needed. Historic amenities and sewers were the least supported services/facilities, with less than 10% of Hopedale residents responding that the Town needs more of such services.

Table TSF1. Hopedale Master Plan Community Survey, Question 2	
“What do you think Hopedale needs more of?”	Responses
Business growth	71%
Lower taxes	52%
Parks and recreational resources	52%
Open space preservation	35%
Town services (Highway/Fire/Police)	21%
Schools	15%
Water	13%
Housing	12%
Other	7%
Historic amenities	7%
Sewers	3%

Responses to a question about use of town services and facilities are detailed in Table TSF2. The most frequently used town service/facility are parks and open space, with over 50% of survey respondents stating that they use parks and open space daily or weekly; over 80% of respondents stated that they use them at least once a month. The Bancroft Memorial Library is the second most frequently used service/facility in town, with 12% of respondents indicating that they use the library daily or weekly, and almost 40% of residents indicating that they use it at least monthly. The survey showed that less than 25% of town resident respondents used the Town Hall, Hopedale Recycling Center, and Senior Center monthly. Over 85% of respondents stated that they never use the Senior Center.

Table TSF2. Hopedale Master Plan Community Survey, Question 15				
“How often do you use these town services and facilities?”	Frequently (Daily or weekly)	Occasionally (Once a month)	Very Rarely (Once every few months)	Never
Bancroft Memorial Library	12%	27%	36%	25%
Parks and open space	52%	31%	12%	4%
Town Hall	2%	19%	59%	20%
Hopedale Recycling Center	6%	11%	42%	41%
Senior Center	5%	2%	8%	85%

Two questions in the survey asked Hopedale residents about their satisfaction with town facilities and services. For every facility included in the survey, most of the residents who used the facility reported that they were very satisfied or satisfied with both the facility itself and the service provided. The Bright Beginnings Center was the most highly rated facility, with most resident users indicating they were very satisfied with the facility and its services. Also notably, respondents were more satisfied with the services provided by Memorial Elementary School than the facility itself. According to the survey, parks and open spaces, the Town Hall, and the Draper Gym were all used by most respondents and had a significant percentage (at least 14% for the facilities themselves and at least eight percent for the services at the facilities) of resident respondents who were not satisfied with them.²

The survey also asked Hopedale residents about library use. Over 70% of respondents who use the library stated that they use it to check out books, music or DVD’s while over 40% of respondents stated that they use it to check out a museum pass and to visit the children’s department. Around 20% of respondents stated that they use the library for attending adult programs, events, or for digital downloads such as audio and E-books, videos, and historical documents. Less than 10% of reported using the library for its computers or mobile hotspot, copier, or the teen programs such as homework resources, games, or teen writers.

Several survey questions related to the Town’s public schools. Almost 75% of survey respondents stated that the quality of Hopedale Public Schools factored into their decision to live in the community. Concerning school funding, 55% of Hopedale resident respondents stated that they would like to see an increase in the Town’s school funding, as opposed to only seven percent of respondents who stated that they would like to see a decrease in school funding. As shown in Table TSF3, safety was a primary concern for residents within walking distance of Memorial Elementary School. Many parents stated that they do not allow their children to walk or bike to school because the sidewalks, paths, and crossings are missing or in poor condition. Other common reasons included traffic (fast and heavy), personal security or safety, lack of motorist caution around cyclists/pedestrians, and the poor condition of bike facilities (bike lanes, paths, wide shoulders).

² The Draper Gym is privately owned and maintained but used by Hopedale residents.

Table TSF3. Hopedale Master Plan Community Survey, Question 11	
<i>“If your child(ren) lives within 1.5 miles of Memorial Elementary School and do not walk or bike to school, why not?”</i>	Responses
Not applicable	44%
Sidewalks/paths/crossings are missing or in poor condition	30%
Traffic is too fast and heavy	25%
Concerned about personal security or safety	17%
Motorists do not exercise caution around cyclists/pedestrians	16%
Lack of or poor condition of bike facilities (bike lanes, paths, wide shoulders)	13%

Existing Conditions

The following section details existing conditions in Hopedale town services and facilities. It presents a point-in-time snapshot of governance, staffing, services, facilities, utilities, and infrastructure.

Governance and Administration

The Town of Hopedale was incorporated on April 7, 1886. The Town is governed by the Open Town Meeting form of government. The two basic powers provided by this form of government are the adoption of laws and the appropriation of money. An elected three-member Select Board serves as the Town’s executive branch. The Select Board is responsible for making and implementing Town policies and procedures, appointing members to unelected boards and commissions, executing certain contracts, and various other tasks. A professional Town Administrator is appointed by the Select Board to manage Town Departments and advise on other matters. The annual Town Meeting (held the third Tuesday of each May) serves as Hopedale’s legislative session. Hopedale’s Annual Town Election is the week before, on the second Tuesday of each May. In Open Town Meeting governments, all registered local voters are allowed to bring up, nominate, and vote on all issues presented at the Town Meeting. In 2022, Hopedale was home to 5,735 residents and 3,844 registered voters.³

Town Processes and Procedures

Municipal processes and procedures are the inner workings of town government. Some processes and procedures are prescribed, such as those governed through bylaws, charters, and state laws. Others are a matter of local custom, current or historical staff preferences, and needs. Whether regulated or habituated, town processes and procedure can facilitate or constrain nearly every facet of local government. Topical assessments of the permitting process are included in the Land Use and Economic Development chapters.

³ The Commonwealth of Massachusetts - Hopedale-Ma.gov.
https://www.hopedalema.gov/sites/g/files/vyhlif711/f/uploads/annual_weekday_ent_license_appl.pdf.

Overarching processes and procedures are described below.

Capital Planning

As defined by the Massachusetts Division of Local Services, “A capital improvement program (CIP) provides a blueprint for planning a community's capital expenditures. It coordinates community planning, financial capacity, and physical development.”⁴ Capital planning is a tool to help foster and maintain long-term financial sustainability. It is, therefore, one of the most important responsibilities of any local government.

Officially, the Hopedale Capital Program Committee consists of five members (two members from the Finance Committee and three members from the general body), all of whom are appointed by the Select Board. The Town Accountant serves as an ex officio member without right to vote. The Committee’s purpose is to study proposed capital outlays involving the acquisition of land or involving an expenditure of \$10,000 or more and having a useful life of at least three years. However, the Capital Program Committee has not been active in several years. The Finance Committee has assumed most of the Capital Program Committee’s responsibilities.

Each September, every Hopedale Board and Committee provides the Capital Program Committee with information on all projects anticipated to need Town Meeting action during the ensuing six years. The Committee considers the relative need, timing, and cost of these expenditures and the effect each will have on the financial position of the Town. The Committee issues its recommendations for the upcoming fiscal year to the Finance Committee for its review and possible inclusion in the Town budget. No capital outlay of over \$10,000 can be considered by Town Meeting unless a recommendation has been adopted by the Capital Planning Committee pursuant to this bylaw.

In recent years the Town of Hopedale has worked to improve its Capital Planning mechanism including making a Community Compact Commitment with the Commonwealth to document its planning process for long-range financial planning and forecasting, and development of a multi-year capital plan that is reviewed annually and fits within a financing plan that reflects the Town’s ability to pay.

Town Website and E-Permitting

Towns across the Commonwealth have embraced the internet to help expedite and improve access to core government services. Bill-pay, permitting, assessments, and other services are increasingly funneled through town websites and their processing platforms. The Hopedale town website (hopedale-ma.gov) is a hub for information related to municipal government and town information. The town website provides community news, information and records related to public meetings, plans and project information, assessing data, and other services and information. An online permitting system will soon be available on the town website for public use.

In fiscal year 2021, Hopedale received nearly \$47,000 in funding from the Community Compact Efficiency and Regionalization program to implement an e-permitting system. The forthcoming system will allow anyone to apply online for a permit, check the status of a permit, and review permits on properties. Online bill pay is available for real estate tax, personal property tax, motor vehicle excise tax, and water and sewer bills

⁴ Capital Improvement Planning Guide. Massachusetts Division of Local Services. August 2016.

Community Preservation Act

In November of 2020, the Town of Hopedale adopted the Community Preservation Act (CPA) and established a funding mechanism for community preservation. The funds can be used for acquisition, preservation, and rehabilitation of historic and other resources. At least 10% of the funds for each fiscal year must be spent (or reserved for later spending) on each of the three pillars of CPA: 1) open space and recreation, 2) historic resources, and 3) affordable housing.

In Hopedale, the funding source is a surcharge of one percent on the annual tax levy on real property and the annual distributions made by the state from a trust fund created by the CPA. Exempt from the surcharge is \$100,000 of the value of each taxable parcel of residential property.⁵

Operating Position

Like other towns across the state and region, Hopedale has faced significant financial challenges over the past few years. The COVID-19 Pandemic caused record unemployment (approximately 16%) for several months in mid-2020. Over-reliance on revenue from the residential property tax base has constrained staffing and facilities modernization for many years. In FY2021, a budget shortfall was narrowly prevented through a timely increase in state aid, a decrease in health insurance costs and Medicare premiums, and a short-term cut to the school budget. Hopedale needs new sources of non-residential revenue to sustainably balance its budget.

In FY2022, Hopedale's budget was \$25,561,387, an increase of approximately 3.64 percent over FY2021. Actual FY2022 revenue and expenses were unavailable at the time of Master Plan publication, but were expected to increase as follows:

- Tax revenue: Increase of approximately \$498K (3.1% increase from FY2021)
- Receipts: Increase of approximately \$194K (2.2% increase from FY2021)
- Expenses: Increase of approximately \$914K (3.7% increase from FY2021)⁶

However, the FY2022 budget was an "expense conservative" budget that excluded capital improvement needs totaling approximately one million dollars. These capital needs were not included in the FY2022 budget and were voted on separately at a town meeting in the fall of 2021.

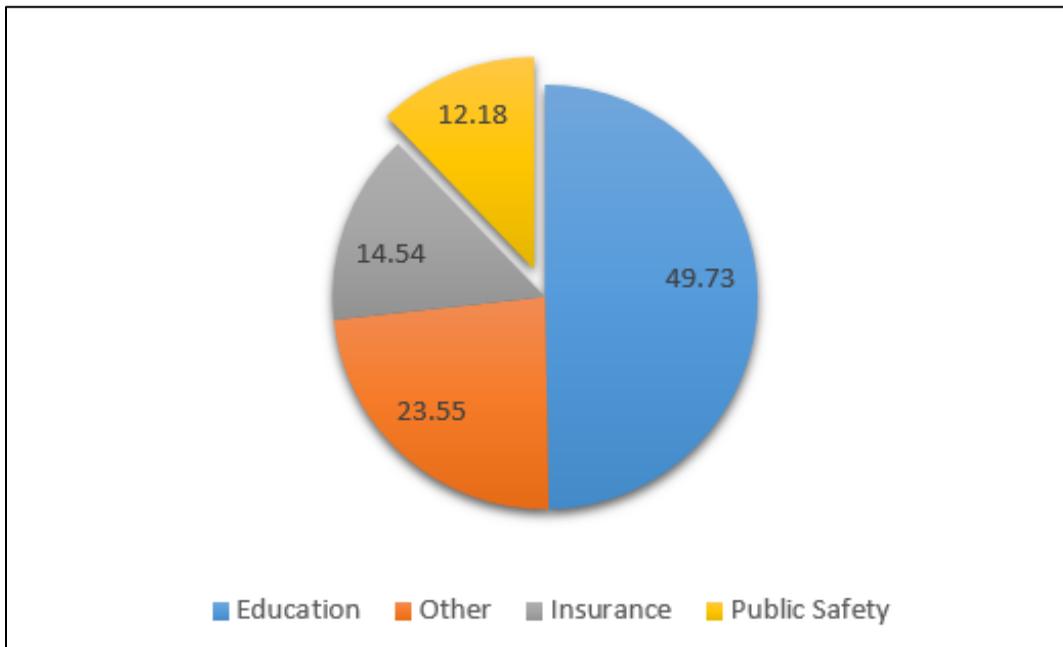
Expenses

As shown in Figure TSF1, most of the Town's FY2022 expenses are for education (50%), public safety, which includes fire, EMS, and police (12%), and insurance (15%). These figures are fairly consistent across recent years. It should be noted that approximately half of the Town's education funding comes from Chapter 70/ State Aid. The other half of the Town's education funding is contributed by Hopedale residents through tax levy and related sources.

⁵ Town of Hopedale Annual Town Report, FY2021

⁶ Hopedale FY2022 Budget Book

Figure TSF1. Expected FY22 Town Expenses



Source: Hopedale FY22 Budget Planning Presentation (May 21, 2022)

Revenue and Receipts

In FY2021, the Town’s revenue was mostly from the tax levy (60%) and state aid (30%). Nearly 81% of the Town’s tax levy came from residential properties, whereas commercial, industrial, and personal property taxes comprised 20% of Hopedale’s levy. As shown in Table TSF4, Hopedale’s commercial, industrial, and personal property tax levy as a percentage of the total levy are average (median) relative to neighboring communities.

Table TSF4. Taxy Levy by Class, 5-Town Comparison, FY22

Municipality	Residential (R) Levy	Commercial Levy	Industrial Levy	Personal Property Levy	Total Levy	R Levy as a % of Total	CIP Levy as a % of Total
Bellingham	30,536,240	5,960,883	5,987,539	6,183,881	48,668,543	62.74	37.26
Hopedale	13,607,366	1,324,667	993,459	879,025	16,804,517	80.97	19.03
Mendon	16,613,205	1,095,060	67,853	881,008	18,657,126	89.04	10.96
Milford	51,091,808	12,047,148	6,956,711	4,596,257	74,691,925	68.40	31.60
Upton	21,522,166	440,046	213,932	657,257	22,833,401	94.26	5.74

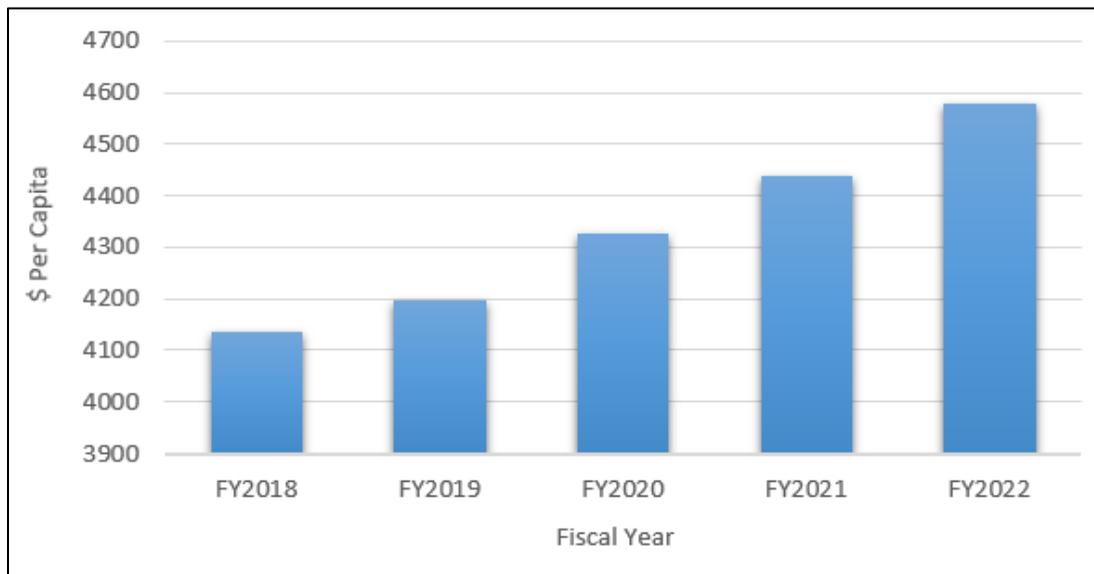
Source: Massachusetts Division of Local Services, Department of Revenue, Data Analytics and Resources Bureau, FY2022

For the past few years, Hopedale expenditure growth rates have outpaced revenue growth rates. Similarly, increases in tax bills have been outpacing increases in property values over the past few years. State aid to the Town increased in absolute numbers from FY2012 until FY2020; however, it has been decreasing as a percentage of the Town’s budget over the past few years and decreased slightly as an absolute number in 2021.

A large majority of the Town’s expected receipts for the FY2022 budget are from Chapter 70 Education Aid, with significant minorities coming from local receipts, offset receipts, and unrestricted government aid. Annual state aid has fluctuated over the last decade and has been slightly declining as a percentage of the overall budget over the last few years. Local receipts collected have been slightly higher than estimates for four out of the five years from 2017 to 2021.

The Town recently entered into revenue-generating agreements with several marijuana dispensaries and cell tower owners. Such agreements exemplify newer but still conventional means of supplementing property tax revenue. Such offsets are needed to address increasing per capita expenses without overburdening residential property owners. Figure TSF2 depicts Hopedale’s total budget per capita, which has increased slightly each year since FY2018.

Figure TSF2. Total Budget Per Capita



Source: Hopedale FY22 Budget Planning Presentation (May 21, 2022)

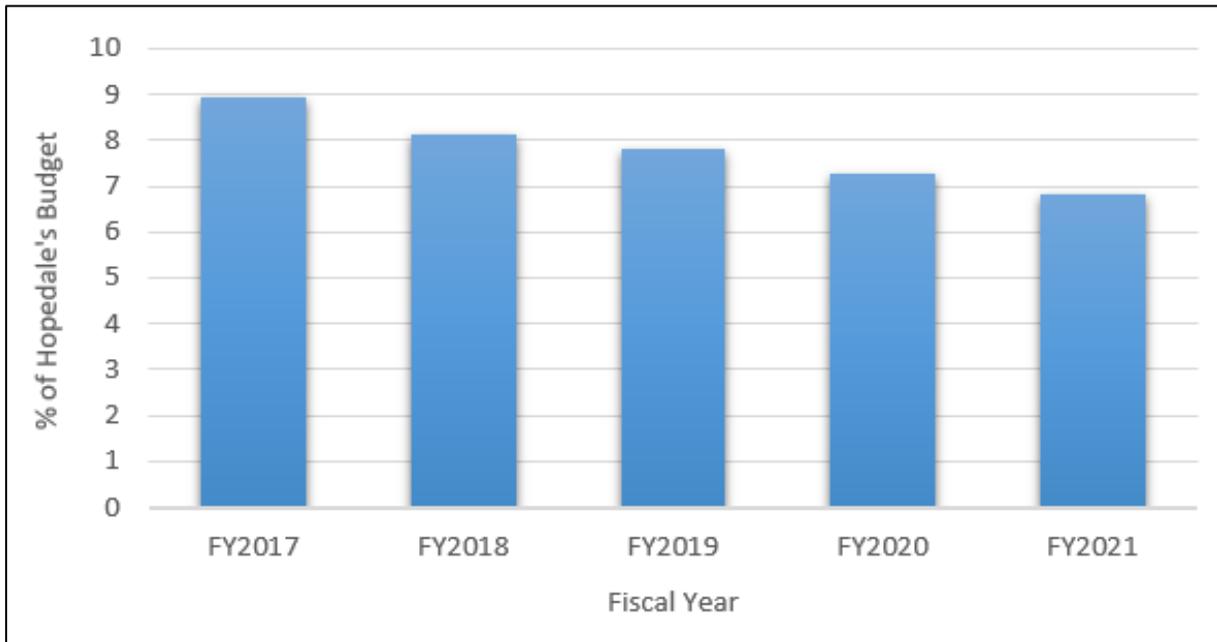
Reserves

The Town’s enterprise fund retained earnings have increased from approximately \$130,000 in FY2020 to approximately \$580,000 in FY2022. The Town’s stabilization fund balance took a hit of over \$340,000 during FY2020 but bounced back in FY2021 to a higher balance than FY2019.

Debt and Bond Rating

As shown in Figure TSF3, debt service has decreased as a percent of the Town’s total budget, from approximately 18% in FY2017, to six to eight percent between FY2018 and FY2020, to four percent in FY2021. As of fiscal year 2021, the Town’s bond rating from Moody’s Investors Service is Aa3. This indicates that the Town is rated as making high-quality long-term obligations with low credit risk and making short-term obligations for which they have a superior ability to repay.

Figure TSF 3. Debt Service as a Percent of Budget



Source: Hopedale FY22 Budget Planning Presentation (May 21, 2022)

Boards, Committees, and Nonprofit Partners

Hopedale operates in no small part due to its municipal Boards and Committees. All such entities are volunteer based. Table TSF5 presents Hopedale Boards and Committees and their missions.

Table TSF5. Hopedale Boards and Committees	
Board/ Committee	Mission/ Job
Board of Assessors Office	It is the mission of the Assessing Department to administer all Massachusetts General Laws relating to valuation and taxation in a fair and equitable manner throughout the community.
Board of Health	The Board of Health (BOH) is responsible for disease prevention and control, health, and environmental protection, and promoting a healthy community. It serves as the local arm of both the MA Department of Public Health and the MA Department of Environmental Protection. To fulfill its duties, the BOH develops, implements, and enforces health policies, oversee inspections to maintain minimum standards for sanitation in housing and food service, and assure that the basic health needs of their community are being met.
Capital Planning	Capital Planning Boards maintain the value and continued improvements to the Town's capital assets. The Hopedale "Capital Program Committee" is composed of two members from the Finance Committee and three additional members to be appointed by the Select Board. None of the appointees are Town officers or Town employees. The Town Accountants shall be an ex officio member without right to vote.
Conservation Commission	The Conservation Commission is responsible for protecting the land, water, and biological resources of their communities. Conservation commissions are volunteers who work long hours to achieve community conservation goals.
Council on Aging	The Hopedale Council on Aging's mission is to identify the needs of older adults and ensure that those needs are met by providing opportunities for education, recreation and access to resources.
Cultural Council	The Cultural Council partners with the MA Cultural Council to expand local access, improve education, promote diversity, and encourage excellence in the arts, humanities, and sciences.

Development & Industrial Commission	The commission conducts research into industrial conditions, investigates and assists in the establishment of educational or commercial projects, including projects involving private enterprise, for the purpose of expanding or strengthening the local economy, and seeks to co-ordinate the activities of unofficial bodies organized for said purposes."
Disabilities Commission	The mission of the Disabilities Commission is to guarantee equal participation in all life aspects for those with disabilities.
Downtown Revitalization Committee	This mission of the Downtown Revitalization Committee is to encourage the durable growth of economic activity in the town of Hopedale.
Finance Committee	The finance committee is an appointed board of town residents who examine the municipal finances and recommend what financial actions the town should take.
Historical Commission	The Historical Commission is an appointed by the Selectboard that works to promote, preserve, and develop the town's historical assets for present and future use. In addition, the Commission oversees the operations of our Historic Town Hall.
Housing Authority	The Hopedale Housing Authority is a Massachusetts, State-aided Public Housing Agency, which provides housing for low-income elderly and persons with disabilities. It is the mission of the Hopedale Housing Authority to be committed to working with community, state, and local officials to provide decent, safe, and affordable housing for the people of Hopedale with dignity and respect.
Library Trustees	The Library Trustees are responsible for the custody and management of the Library and of all property owned by the Town pertaining to the Library, for the monies appropriated by the Town for the Library, for the appointment of the Library Director, and for the establishment of written policies governing the library activities and services.
Open Space and Recreation Committee	The Open Space and Recreation committee advises Town Boards on land acquisition/protection opportunities; acting as a municipal liaison with individuals and land protection advocacy groups including local, state and national land conservation trusts active in the protection of open space; identifies state and federal funding opportunities for open space protection; acts as sponsor and/or advocate for open space protection funding proposals; and assists in updating the Open Space and Recreation Plan when required.
Park Commission	The Hopedale Park Commission is an elected (three-year term) Board which governs all policies, rules, and regulations for Hopedale's active and passive recreational resources. It was chartered by our founding fathers at town meeting in 1899 with the vision of purchasing select town land for both "practical recreational development" and the "preservation of natural scenic beauty." The Commission has a rich history of enhancing and upholding these values - through Hopedale's prosperous Draper era and less prolific times thereafter - for the enjoyment and betterment of all our citizens.
Planning Board	The Planning Board is charged with long range planning (Master Plan); review of subdivision plans; holding public hearings and forwarding recommendations on proposed zoning changes; and reviewing major developments.
Storm Water Committee	The Stormwater Committee acts as an advisory body to the Department of Public Works. The Committee reviews and makes recommendations on stormwater ordinances and related regulations and perform other tasks relevant to assisting the DPW with the implementation of best practices for stormwater management.
Select Board	The Select Board consists of three members elected for a three-year term on a staggered basis. The executive powers of the town are vested in the Select Board, which is the Chief Executive Office of the Town. The Select Board serves as the chief policy making agency of the Town.
Zoning Board of Appeals	The ZBA holds public hearings to consider petitions for a variance or special permit and public hearings on appeals brought to the Board by anyone aggrieved by a decision of the Zoning Enforcement Officer or the Building Inspector.

Nonprofit Partners

In addition to its volunteer Boards and Committees, and municipal staff, Hopedale is home to numerous nonprofit organizations. These entities work closely with the town government and other organizations to coordinate and supplement local and regional efforts. The below noted organizations are especially relevant to town services and facilities.

Friends of Bright Beginners: Bright Beginnings is a preschool program that is committed to providing children with developmentally appropriate practices where they can engage and develop physically, socially, emotionally, and cognitively at their own pace.

Friends of Elders, Inc: The Hopedale Friends of Elders are a nonprofit organization that raise funds to support unmet needs of senior residents in Hopedale.

Friends of the Hopedale Library: The Friends of Hopedale Library was founded in 1983. It is a non-profit consisting of town membership and an executive board. The organization works with Library staff and trustees to aid in providing funds for materials, equipment, and programs that may not be covered by the library's budget. Membership is \$5.00 annually.

Friends of Historic Hopedale: The Friends of Historic Hopedale is a 501(c)(3) non-profit organization dedicated to historic preservation, charitable giving, and community philanthropic & educational purposes. Among other programs, they assist in the maintenance and operation of the Little Red Shop Museum.

Hopedale Cable Access Inc: Hopedale Cable Access Inc. has been serving the town of Hopedale since 1985 covering municipal meetings, broadcasting concerts and ceremonies, and providing entertainment and information.

Hopedale Charitable Corporation: Hopedale Charitable Corporation aids in the holding and the investing of funds for scientific, charitable, religious, literary, and educational organizations.

Hopedale Community House Inc: The Hopedale Community House Inc. manages the Hopedale Community House and the Draper Gymnasium. In 1923, the Draper Family donated both facilities to Hopedale residents to provide recreational activities in the Town. The Hopedale Community House, Inc. runs a bowling alley in the facility, has meeting and event rooms available for public use, and offers a variety of activities for Hopedale residents, including yoga, Zumba, and rug hooking.

Hopedale Foundation: The Hopedale Foundation is a philanthropic foundation housed under the Hopedale Community House, Inc. The Foundation offers tuition assistance to Hopedale residents who wish to attend college. Annually, it provides tens of thousands of dollars in scholarships and zero-interest loans to graduating Hopedale seniors.

Parent's Advisory Council on Education (PACE): PACE is a nonprofit organization that raises funds to support educational activities at Memorial School. Funds raised by PACE help support projects, programs, speakers, and equipment that will enrich the educational experiences of Memorial School students.

Parents and Teachers Organization (PTO): The Hopedale Parents and Teachers Organization is a parent

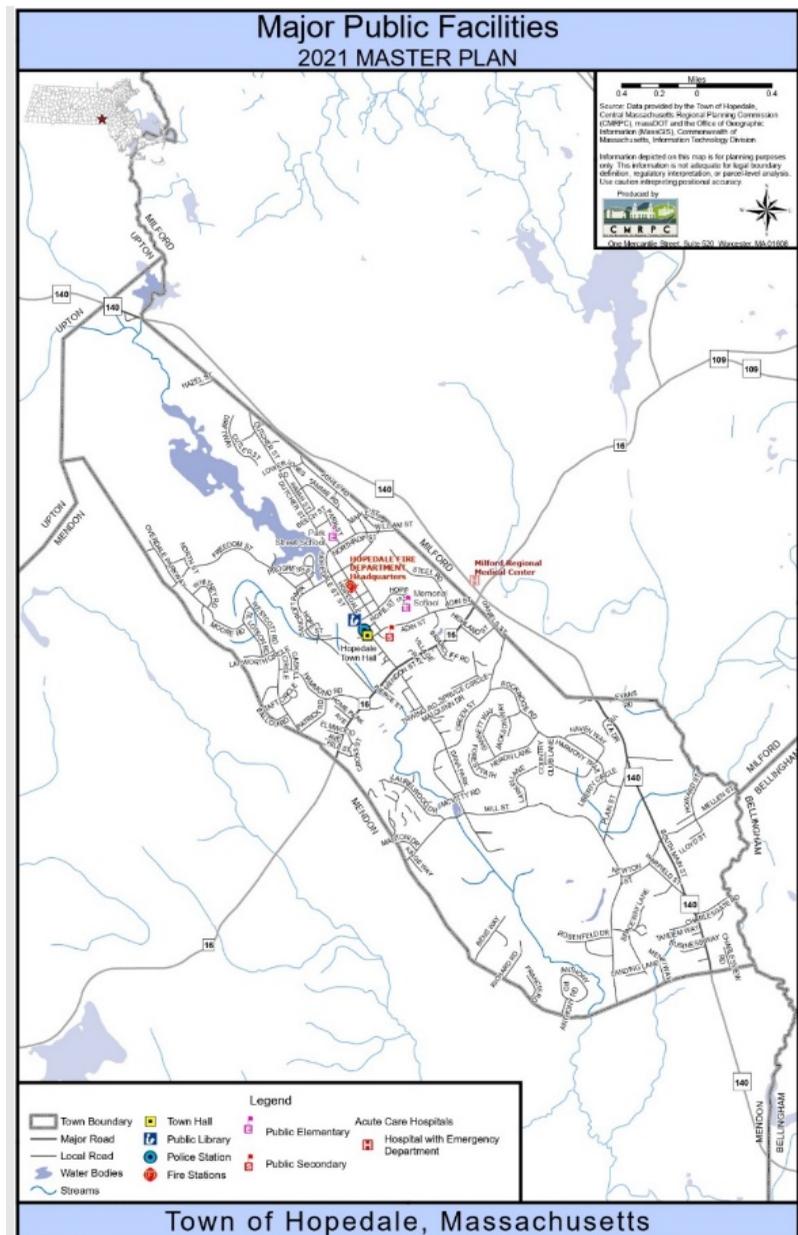
group at the Hopedale Jr/Sr High School that promotes a positive environment for parents, students, and staff. The PTO raises funds for class trips, guest speakers, school beautification, and the annual After Prom Party.

Municipal Buildings and Services

The Town of Hopedale operates 17 municipal buildings (excluding water and sewer pump stations). Map TSF1 depicts the Town of Hopedale’s Major Public Facilities. These buildings include:

- Town Hall
- Library
- Police Station
- Fire Station
- Hopedale Jr./Sr. High School
- Memorial Elementary School
- Bright Beginnings Preschool
- Town Barn
- Salt Shed
- Water Treatment Plant
- Wastewater Treatment Plant
- Little Red Shop Museum
- Bandstand
- Bath House
- Town Park Bathrooms

Map TSF1. Major Public Facilities



Source: CMRPC, 2021

Town Hall

Built and gifted to the Town by George Draper, the Hopedale Town Hall was constructed to celebrate the Town's political separation from Milford, MA. As detailed in the Massachusetts Cultural Resource Information System (MACRIS) National Register listing, the Town Hall is a "wonderful example of high style Richardsonian Romanesque design in a public building." Constructed in 1886, the three-story, 20,000 sq. ft. building is made of pink Milford granite.



Photo: Town Hall. Photo Credit: Greg Rogow.

According to the Massachusetts Historical Commission, "The building originally was for mixed use with commercial space in the lower level and first floor. Town offices were on the first floor and meetings of up to 350 people congregating on the second and third floor. The Town Hall was the demarcation of an area of the Hopedale Community which would represent in grand statements, architectural gifts by the industrialist who operated both town and the "shop." Collectively it is one of the great "City Beautiful" expressions of land use development in the Blackstone Valley."⁷

Today, the first and second floors support town hall services such as Assessing, the Town Clerk, and the Town Administrator. A privately-run restaurant also occupies part of the ground floor. The Board of Health and the Building Commissioner's Office are in the basement of the building. Town Hall currently has a vast amount of unusable space due to an absence of an elevator. As shown in Table TSF6, Town Hall is staffed by approximately 13 employees.

Table TSF6. Town Hall Staffing	
Staff	Full-time (FT) Part-time (PT)
Town Administrator	FT
Executive Assistant to the Town Administrator	FT
Treasurer & Collector	FT
Assistant Collector	FT
Assistant Treasurer & Payroll Clerk	FT
Water/Sewer Administrative Assistant	FT
Town Clerk	FT
Assistant Town Clerk	PT
Principal Assessor	FT
Building Department/Assessing: Administrative Clerk	FT
Board of Health: Secretary	PT

⁷ MACRIS, 2022

Board of Health: Health Agent	PT
Building Inspector/Commissioner	PT ⁸

Public Schools

The Hopedale Public Schools operate in three school buildings.

The Jr.-Sr. High School building was originally built in 1929, with additions in 1964 and 2001. It now consists of 95,084 square feet with 40 classrooms, a state-of-the-art Media Center, cafeteria, auditorium with a capacity seating of 500, and a stage. Hopedale students in grades 6-12 walk to the Draper Gym for most of their physical education classes.

The Memorial Elementary School was originally built in 1957 and underwent a major addition and renovation in 1995. It consists of 62,575 square feet that include 32 classrooms, a Media Center, a cafeteria, and a gymnasium.

The Bright Beginnings Center at the Park Street School was built in 1913 and comprises 15,020 square feet including its five classrooms. The oldest of the school buildings, its systems and surfaces have been maintained to accommodate the Town's growing pre-school population. It is minimally accessible according to ADA guidelines. An overview of the three school buildings is presented in Table TSF7 below.

Table TSF7. Hopedale School Facilities								
Facility	Year Built	Size	Function	Facilities	Student Capacity	Number of Students	Excess Student Capacity	ADA Compliant
Bright Beginnings Center	1913, no additions	15,020 Sq. Ft.	Pre-K (two daily sessions)	5 classrooms	100	110	0	No
Memorial Elementary School	1955, major renovation /expansion in 1995	61,576 Sq. Ft.	Pre-K through Grade 6	32 classrooms, gym, library, media center and computer lab	675	643	23	Yes, fully
Hopedale Junior-Senior High School	1927, renovated in 1964 and 2001 with major addition	73,131 Sq. Ft.	Grades 7 through 12	40 classrooms, media center, library, cafeteria and auditorium (uses Draper Gym for fitness activities)	600	471	129	No, not fully

⁸ Shared with the Town of Bellingham.

Bancroft Memorial Library

The Bancroft Memorial Library was originally constructed in 1898 out of local pink Milford granite trimmed in ashlar. The lower level was finished in the mid-1950s, and an elevator was installed in 1998. The library is approximately 6,700 square feet. The building is almost fully compliant with the standards of the Americans with Disabilities Act (ADA), the sole exception being the width of the aisles. There are several computers with internet access that are available to the public. In 1999, the Bancroft Memorial Library was added to the National Register of Historic Places.

The library is home to the Town's Statue of Hope fountain. Commissioned by the Draper family as a gift to the Town in 1904, the fountain was designed by celebrated sculptor T. Waldo Story. The fountain is located between the Library and Hope Street Extension. The Statue of Hope is an "elaborate fountain, with an exedra wall and bench seating. In the center, a female figure (symbol of Hope) stands atop an orange fountain basin."⁹ The monument was restored in 2002.

The library has an ever-increasing circulation of roughly 26,947 items. The collection is made up of books, print periodicals and newspapers, audio books, videocassettes, and DVDs. The library is considered a "mini-net" affiliate of the Central-Western Massachusetts Automated Resource Sharing service (C-W MARS), which provides an online catalog for all public and academic libraries in the Central and Western regions of Massachusetts. This shared online catalog allows patrons access to a collection of over 6 million items from participating libraries. Patrons can order items from home or through the library staff. The Library Director estimates that a family of four that makes full use of the library's resources (books, DVDs, videos, programs, museum passes, etc.) can save as much as \$10,000 per year in rentals, purchases, and passes.

The Friends of the Library group raises funds to help support the library's programs. Most of the programs are offered at the library, although some are held at the Hopedale Community House. The Hopedale Cultural Council and Hopedale Charitable Foundation also provide funding for programs held at the library.

Staff at the library includes the Library Director (full-time), Youth Services Librarian (full-time hourly), Senior Library/Technical Services Assistant (full-time hourly), two Library Assistants (part-time), and a Library Page (part-time). Programs at the Bancroft Memorial Library include:

- Fundraising activities such as an annual book sale, raffles, art shows
- Children's story hour (one per week in summer)
- Young adult/adult book groups
- Summer reading program
- Holiday programs (Halloween and Christmas, two per month for children)
- Puppet shows, singers, dancers, concerts, crafts, etc.
- Craft sessions on Fridays and Saturdays in summer
- School visits on Community Reading Day
- Passes to regional and Boston-area cultural events (with assistance from the Cultural Council)
- Book group (meets once a month)
- Knitting charity group (meets once a week)

⁹ MACRIS, 2022



Photo: Statue of Hope at Bancroft Memorial Library. Photo Credit: XX

Council on Aging/ Senior Center

The Hopedale Council on Aging (COA) aims to meet the social, cultural, recreational, and health needs of older adults (older than 60 years of age). The COA serves an estimated 1,120 Hopedale seniors. It provides information to seniors concerning healthcare and drug insurance coverage, Social Security, housing, food stamps, and caregiver support. It also serves as a resource for those seeking information on any federal assistance programs for health insurance, food, or heating assistance.

The COA does not own any buildings or major capital equipment. For the last 50 years the COA has been using space in the Hopedale Community House. This three-story brick building was built in 1929 and is owned and managed by the non-profit Community House Foundation. For the Senior Center, the COA has use of a room that is approximately 1,000 square feet in size. The COA does not have to pay rent for this space and the Foundation pays for all the building's utilities and maintenance.

The Council has a shared agreement with the Milford Council on Aging to provide travel within the region (Hopedale, Milford & Upton) for seniors during the weekdays. The COA has a \$0 lease for a van from the MetroWest Regional Transit Authority (MWRTA). The COA uses Traveler's Transit (a third-party vendor) for provided out-of-town transportation.

The COA's core programs include:

- Local and out-of-town medical and errand transportation
- Meals on Wheels Program
- Enrollment in Federal Fuel (SMOC) and Food Stamp Assistance (SNAP) programs
- Enrollment in Medicare and Medicaid related assistance programs
- Health and prescription drug insurance counseling
- Wellness, and flu clinics and crisis assistance for elders and their caregivers
- Veterans' Services Program and Serving Health Insurance Needs of Everyone (SHINE)
- Health Insurance Counseling Program
- Senior Tax Credit Program

The COA has a full-time Director and two part-time employees (an Outreach Worker and a Staff Assistant). The council utilizes two Van Drivers. The COA makes great use of more than 40 volunteers.

Police Department

The police station is a repurposed office building constructed in the 1980s, with renovations in 1996. The station is a three-story wood building divided into two segments, with each segment consisting of approximately 2,400 square feet. The building contains the Town's emergency response dispatch center and a State certified lock-up facility. The building is fully ADA compliant. The Police Department has 13 full-time Police Officers, four full-time Dispatchers, two part-time Reserve Officers, and two part-time Dispatchers. The Police Department has an in-house dispatch that receives approximately 14,000 calls per year.

Police Department programs include:

- Child identification program
- Free gun locks
- Annual bike safety class (will continue pending grant funding)
- School resource officer for all schools
- CPR classes for local schools and residents
- Car seat checks and installation
- Safety talks to schools and other organizations including Scouts and the elderly
- Tours of the station
- Ride-a-long program
- Distribution of free coffee, hot chocolate, and cookies at Christmas tree lighting ceremony
- Safe rider award program for children that wear bike helmets (will continue pending grant funding)
- Mock O.U.I. accident event during prom season
- Officer Phil Program (teaches pedestrian, bicycle, and personal safety) (will continue pending grant funding)
- House property watch
- Yearly exhibit at the Day in the Park
- Halloween, Santa, and Easter bunny parade

As of July 1, 2022, there is a new system of regional animal control in Hopedale. Led by the Uxbridge Police Chief, the Towns of Mendon, Uxbridge, Blackstone, and Hopedale share an animal control department. There are two full-time staff members. The animal control department is headquartered at the Uxbridge Police Station. The animal control shelter is in Blackstone, which the Town of Blackstone manages. The

other towns in this regional animal control department, including Hopedale, pay the Town of Uxbridge for animal control services.

According to the Town of Hopedale’s 2021 Annual Report, the Hopedale Police Department (HPD) is working to improve public safety and trust between police and town residents, while maintaining the quality of its traditional duties such as traffic enforcement, patrolling, and responding to emergencies and calls. HPD has adopted the guidelines of the Massachusetts Peace Officer Standards and Training (POST) Commission. This includes establishing certification and decertification processes for officers. POST includes improved guidelines on suspension of certification and reprimand due to certain misconduct if necessary.

Fire Department

The Hopedale Fire Station was originally built in 1914. It is a two-story brick building with a full basement. The building was substantially rehabilitated between 2001 and 2004 to add two additional bays and to make the building ADA accessible. The building comprises 21,500 square feet.

The Fire Department uses fire hydrants for fire suppression in approximately 90% of Hopedale. Municipal water services the hydrants. For the small portion of Hopedale that is not covered by fire hydrants, the Fire Department has a Water Shuttle Plan. The Water Shuttle Plan calls for utilization of eight tanker trucks to shuttle water from either a hydrant or from the Hopedale Pond or the Spindleville Pond, depending on the location of the fire. Areas with potentially inadequate fire suppression via fire hydrants include the Neck Hill Road area, upper Freedom Street area, Overdale Parkway, Western Avenue, and North Street.

As shown in Table TSF8, the Fire Department consists of 30 full-time or on-call staff. Of the 30 staff members, 16 are certified Emergency Management Technicians (EMTs). One of the full-time firefighters serves as the Director of Emergency Medical Services while one of the part-time firefighters conducts quality assurance reviews for the Department’s medical reports. The Department does not have any clerical support. There is a joint Police/Fire/Ambulance dispatch center that operates out of the Police Station. The Department has had its own ambulance service since 1999. Each firefighter receives at least 48 hours of training per year. The Ambulatory unit provides Advanced Life Support (ALS) services.

The Fire Department is staffed 24 hours a day, seven days per week, 365 days per year. For any concurrent incidents or incidents requiring more than the on-duty firefighters, off-duty firefighters will be called in from home. The Hopedale Fire Department receives about 1,500 emergency calls per year. In 2021, there were 987 EMS/Ambulatory calls, and 555 Fire-Related calls to the Hopedale Fire Department. The average response time for ambulatory and fire-related called is approximately two minutes.

Table TSF8. Fire Department Staffing	
Staff	Full-time (FT) or Paid Call (PC)
Chief/EMT	1 FT
Deputy Chief/EMT	1 FT
Lieutenant/ EMT	1 FT
FF/EMT	8 FT
Paid on-call FF	16 PC
Volunteer FF	4 PC

Emergency Management

As a part of the Hopedale Fire Department, the Hopedale Emergency Management Agency (HEMA) consists of the Fire Chief acting as Director (providing one or two hours a week) and an eight-member all-volunteer Citizens Emergency Response Team (CERT). HEMA does not have any paid staff; rather, the Director and CERT members handle all tasks. HEMA is responsible for handling the response logistics for large-scale emergencies such as natural disasters and civil emergencies. HEMA spends half of its time undergoing emergency preparedness training and the other half securing equipment and supplies.



Photo: Hopedale Fire Department in service on a snowy day. Photo Credit: Josh O

Highway Department

The Hopedale Highway Department facilities include a highway barn, a storage garage, and a sand/salt shed located at the end of Depot Street. The main highway barn was built in 1941 and is in poor condition. It is a single-story brick building consisting of approximately 3,000 square feet. The metal storage garage was constructed in the 1980s and contains approximately 2,100 square feet. The sand/salt storage facility needs to be moved into a secure indoor facility because it is currently located within the municipal water well's Zone II contribution area and poses a contamination threat to the wells. In 2003 the Town appropriated \$65,000 for the purpose of securing a new sand/salt shed location, but the funds have yet to be expended as finding a new location for this facility has proven difficult. Unfortunately, the lots that contain the Department's buildings are too small to support expansion. The Department also currently has equipment in storage on Lot A. The Lot is slated for redevelopment, at which point space for equipment storage will become even greater an issue.

The Highway Department consists of seven full-time employees, including the Highway Superintendent. Collectively, these staff maintain approximately 30 miles of Town roads. An additional 3.5 miles of new subdivision roads slated to come online soon. The Department maintains Route 16, but not Route 140, which the State maintains through its Mass Highway District #3 Regional Office. The Department also maintains all town-owned athletic fields and parks, including the Parklands conservation area and its interior road. Highway staff clear sidewalks, fix road signs, mow and trim along roadsides, remove rubbish for town-owned properties, clean catch basins, plow snow, and repair pavement. The department also has an elected Tree Warden to manage trees, including dying trees and branches.

The Department oversees the construction of new roads in subdivisions to make sure they meet the Town's roadway design standards. This includes reviewing subdivision plans in conjunction with the Building Inspector and other municipal department heads. The Department also issues driveway permits.

Park Commission

The Hopedale Park Commission is an elected board that governs Hopedale's recreational spaces. The Commission consists of by three volunteer members and a clerk who works four hours per week. The Commission oversees and works to maintain outdoor spaces, including:

- *Town Park:* At the Town Park, the Commission runs activities for children and tennis lessons for all ages. It also hosts the Hopedale Youth Baseball and Babe Ruth leagues.
- *Hopedale Pond and Parklands (further described below):* At the Hopedale Pond and Parklands, the Commission manages weeds and harmful vegetation around the pond and focuses on water quality.
- *Phillips Field:* The Commission conducts fertilization and grub control at these public softball, baseball, soccer, and lacrosse fields.
- *Draper Field:* The Park Commission has administrative control over a land grant that includes the play and grass areas of Draper Field.
- *Community Events:* In 2021, the Commission sponsored and facilitated programming such as Band Concert, Hopedale Fairy Walk, Winter Stroll, and Day in the Park.

Hopedale Parklands

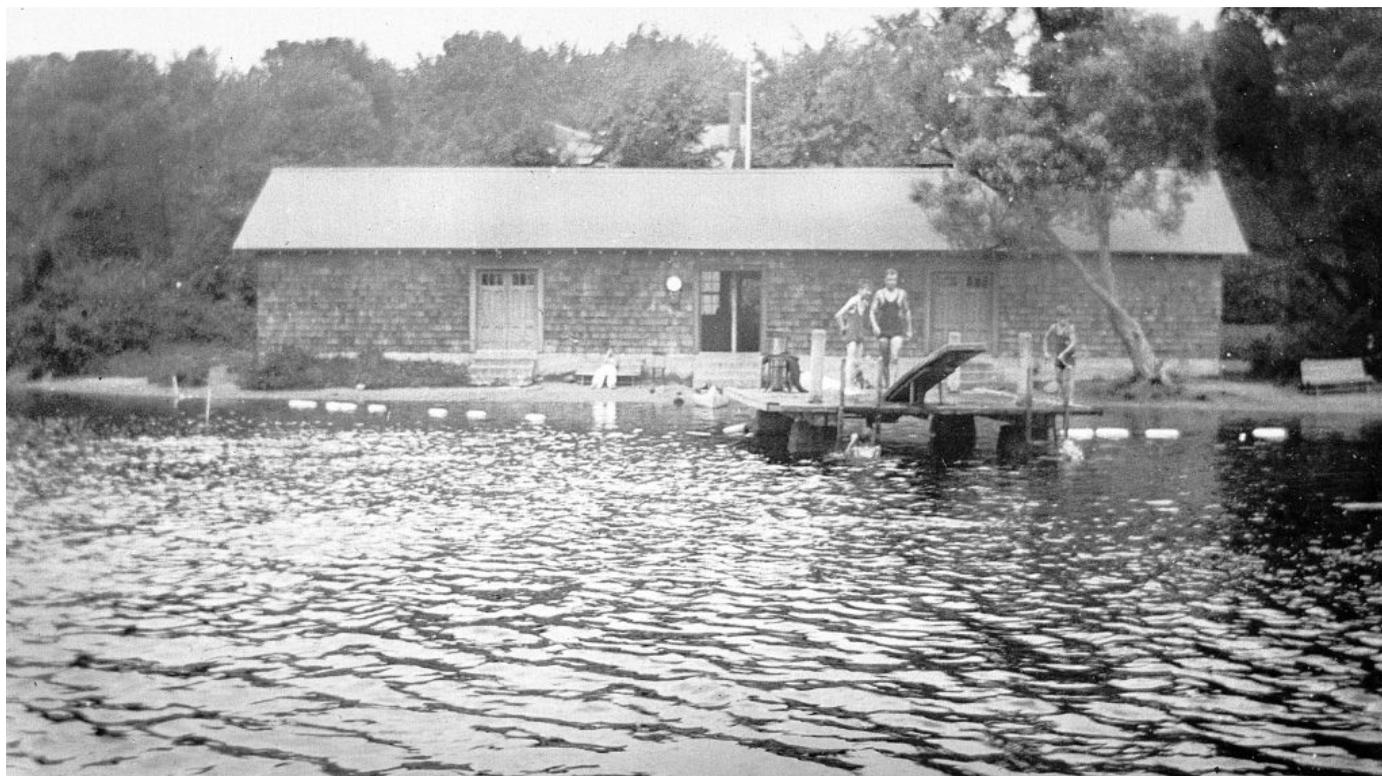
The Hopedale Parklands was another City Beautiful project sponsored by the Drapers. The company created a massive reservoir to power its mills and undertook an ambitious project around the mill pond. The company hired famous landscape architect Warren Henry Manning to create a park around the pond. It served the dual purposes of preventing development around the pond and providing residents with a place to recreate. "Over the next decade, Hopedale spent \$2,500 a year on developing approximately 1,000 acres of land into a public park. More than 4 miles of winding forest trails were created. Picnic areas, tennis courts, a bathhouse and a boat house were built. Sand was brought in, and an artificial beach was created on the shores of the mill pond."¹⁰

Bathhouse and Beach at Hopedale Pond

The Bathhouse and Beach at Hopedale Pond are located within the Parklands. Coming from Hopedale Street, the beach and bathhouse are the first landmarks within the park. They date to turn of the century (1899 and 1904, respectively). According to local historical databases,

¹⁰ The Parklands. National Park Service. Retrieved 2022. <https://www.nps.gov/places/the-parklands.htm>

Swimming at Hopedale Pond peaked in 1968, with over 18,000 townspeople registered – an increase of 6,000 over the previous five years. But the numbers would slowly drop, until swimming in the pond was restricted in 1997. The town’s selectmen finally closed the town’s beach in 2003 due to funding issues and “lack of interest.” But the bath house still stands as a reminder of a fight for the right to take a dip.¹¹



Bath House at the Parklands

Hopedale Town Park

Hopedale Town Park is a multi-use recreational space open from 8:30 AM until 10:00 PM. A baseball field and batting cage, tennis courts, a basketball court, a bandstand, and a playground are all located within the park. These sports facilities host games for school leagues and townwide leagues as well as other school and Park Department events. Usage applications are required for official events at park facilities.

Community Facilities not Owned by the Town

Hopedale is home to several facilities that are not owned by the Town, but still provide public benefit. These facilities are primarily a legacy of the Draper Corporation and Draper Family.

Hopedale Community House: The Hopedale Community House and Draper Gymnasium are managed by the non-profit Hopedale Community House Inc. Both facilities were commissioned by the Draper Family for public use. The Community House was designed as a social and civic center for Hopedale residents and

¹¹ <http://hopedalewomen.org/2019/05/15/a-highly-appreciated-utility/>

Draper Corporation employees. It was planned and built to satisfy what George A. Draper felt was a missing piece within his birthplace of Hopedale. The Community House has been open since 1923.

Draper Gym: The Draper Gym was built in 1954. It is officially known as the George Albert Draper Gymnasium. “Establishment of Draper Gym enabled development of a full school athletic program, which was not possible prior to the donation. The Draper Gym was accepted by the townspeople as a necessary asset for the community to share, and spark interest in physical improvement.”¹²

Utilities and Infrastructure

Electric Supply

The Town receives its electricity from National Grid.

Renewable Energy

The Town does not operate any renewable energy facilities currently. In 2017, the Town signed an agreement with BlueWave Community Solar (BCS) to subscribe to a solar farm project located in Westport, Massachusetts. BCS is a community solar provider and alternative energy financing company. The contracted amount of kwh’s supplied to the Town by the Project, and corresponding savings, is based on kwh usage by some of the higher volume Town departments. The solar farm project went online in December 2018.

Water Supply

The Town of Hopedale provides water for about 90% of its residents (as shown in Map TSF2). The downtown and surrounding areas have Town water, while four streets off of Neck Hill Road and three streets off of Freedom Street rely on private wells. Town water supply comes from ground water. Two groundwater wellfields supply the water system. The Mill Street wellfield is a tubular system comprised of 32 two-and-a-half-inch wells. The Green Street wellfield consists of one 36-inch gravel-packed well and two eight-inch satellite wells. Water from both wellfields is treated for acidity (pH) and corrosion control (iron). The State has permitted the Mill Street wellfield withdrawal at 400,000 gallons per day and the Green Street Well for 250,000 gallons per day, for a combined water system yield of 650,000 gallons per day. Water demand exceeds current capacity in town, resulting in very poor existing water capacity (see Issues and Opportunities section for more details on this topic.)

A water treatment plant in Hopedale was built in 2011 and is in good condition. The building houses the lab and the Manager’s office with a four-bay garage. The water department mainly uses four other facilities. The Greene Street Pump Station was built in the mid-1980s and is in fair condition. The pump station houses one well with two wells outside. The building houses pumps, meters, sample taps, and electronic controls. The Mill Street Pump Station was built in the mid-1940s, is in fair condition, and serves as the pump house for the Mill Street wellfield. The Moore Road Booster station, built in the 1990s, is in good condition and serves as an in-ground booster station to increase water pressure to residents in higher elevations in town. Finally, the Williams Street storage tank is an 849,000-gallon water storage tank. Built in the 1940s, it is in poor

¹² <https://www.hope1842.com/hope1842/gymMilfordNewsRvsd.html>

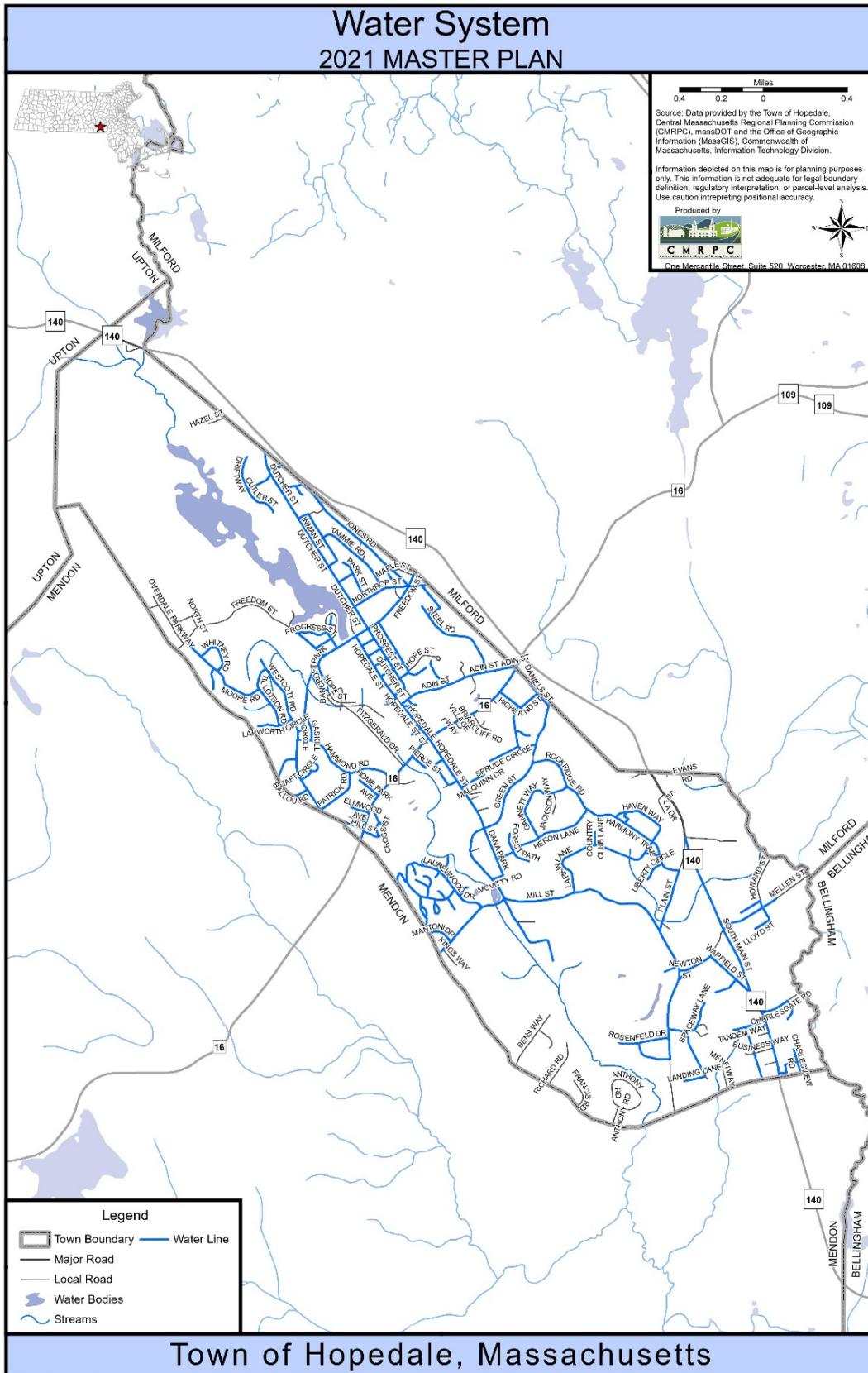
condition and needs maintenance. The Department purchases water from the Milford Water Company during periods of high demand (usually the summer months). Milford serves as the Town’s emergency water supply source. On average, the Department purchases between 24-to-32 million gallons of water from Milford annually.

A three-member elected Board of Water and Sewer Commissioners manages the Water and Sewer Departments. The Commissioners are elected to three-year terms. The Board meets monthly. A professional water and sewer Manager is responsible for the day-to-day administration of both departments.

The water department is staffed as follows:

TSF9. Water Department Staffing Structure	
Staff	Responsibilities
Manager (Full-time)	Responsible for all aspects of the Water and Sewer Department operations.
Water Department Forman (Full-time)	Responsible for oversight of daily operation and state reporting. Primary certified treatment operator.
Water & Sewer Operations Supervisor (Full-time)	Primary certified distribution operator. In charge of all maintenance operations within Water and Sewer Departments and budgetary oversight.
Water Operator (Full-time)	Responsible for general Water Department operations.
Administrative Secretary (Full-time)	Responsible for billing, collections, auditing, and scheduling for the water and Sewer Departments.

Map TSF2. Hopedale Water Supply



Source: CMRPC, 2022

Wastewater System

Municipal wastewater services are available to approximately 60% of Hopedale residents. The services are generally available in the downtown and surrounding areas. Most of the southern areas of Hopedale (south of Route 16) do not have sewer service. There, residents rely on private septic systems. The Town of Hopedale owns, operates, and maintains two wastewater pumping stations as well as the Wastewater Treatment Plant, which is located at the junction of Route 16 and Mendon Street. Wastewater is treated and then drains into the Mill River. The Wastewater Treatment Plant (WWTP) in the Town of Hopedale was built in the early 1980s.

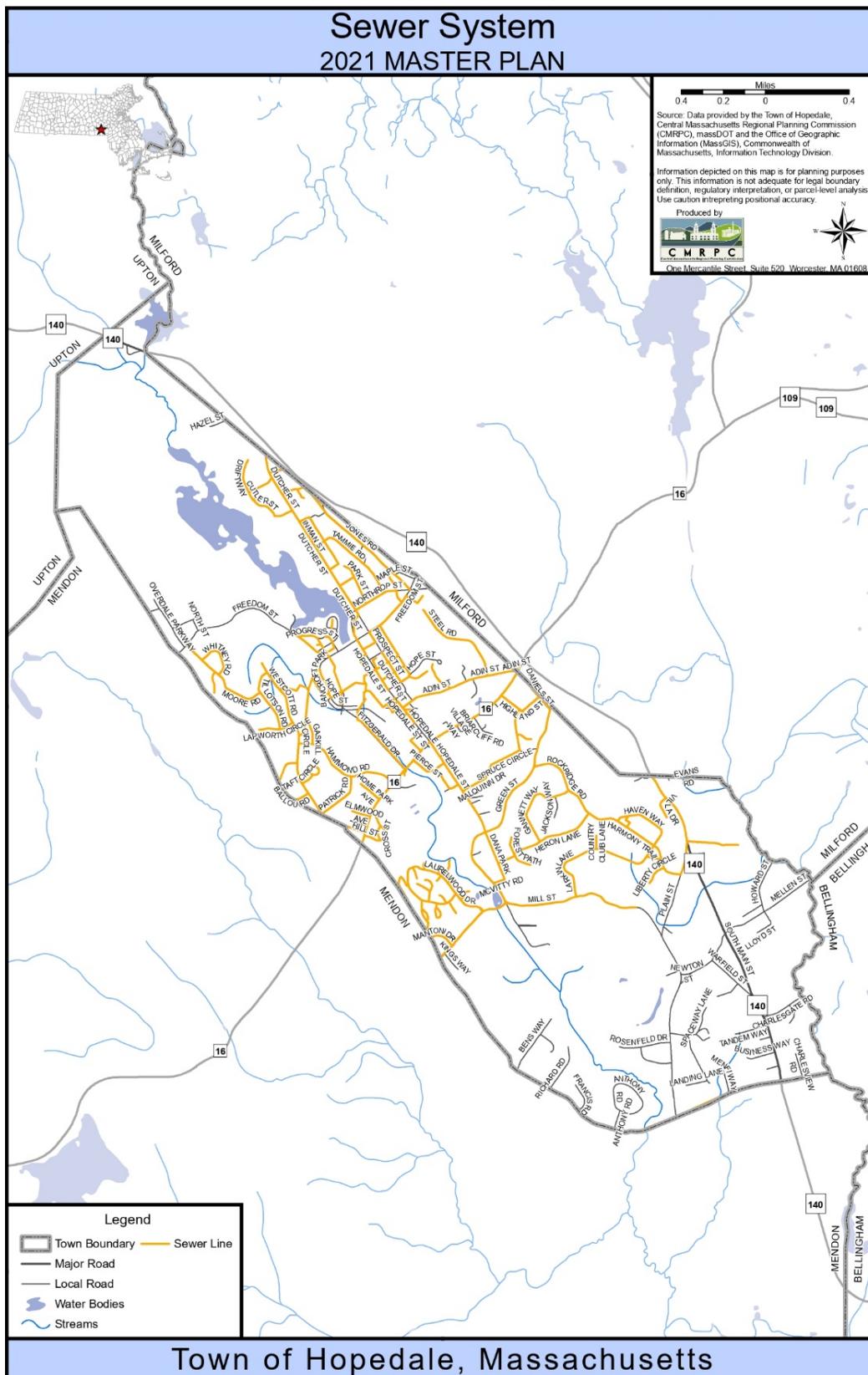
In addition to the Hopedale Wastewater Plant, the town is home to the Milford Wastewater Treatment Plant. Each of these Plants primarily treats wastewater from their namesake communities; however, each also treats a small portion of the other town's wastewater. This arrangement is necessary due to geography and where the treated water will be deposited.

The Hopedale Wastewater Treatment Plant is in good condition. In 2018, the town added a 20x10 facility to provide fine screening and demolished an outdated building. Other recent improvements include the installation of high efficiency motors and drives that utilize reused water, and new secondary clarifiers also driven by high efficiency motors and reuse pump motors.

The Sewer Department is staffed as shown in Table TSF10.

Table TSF10. Sewer Department Staffing Structure	
Staff	Responsibilities
Chief Operator – full time	Responsible for the operations and compliance of the wastewater treatment plant and collection system.
Assistant Chief Operator – full time	Assists the Chief Operator in all aspects of the wastewater operations and collection system.
Lab technician/operator – full time	Ensure compliance with water quality discharge, and general operations of the wastewater plant and collection system.
Operator – full time	Oversees general operations of the wastewater facility and collection system.

Map TSF3. Hopedale Sewer System



Source: CMRPC, 2022

Stormwater

In April 2021, Hopedale adopted a Stormwater Management Bylaw. The Town completed a Stormwater Management Plan in June 2021 with the help of Weston & Sampson, a design and consulting firm, in order to comply with MS4 general permits from the US EPA. The Town's stormwater regulations focus on draining stormwater through natural and manmade infrastructure into water bodies in an efficient and safe manner so that it can replenish aquifers, streams and rivers, and other water bodies.

Solid Waste Disposal and Recycling

As of July 1st, 2022, Hopedale contracts weekly curbside trash and recycling pick-up to E.L. Harvey and Sons, Inc. of Westborough, MA. The Town also runs the Hopedale Recycling Center, which can be accessed through a Route 16 entrance at the Town's Sewage Treatment Plant. To use the recycling center, residents must purchase a per vehicle, per year, permit from the Hopedale Board of Health Office.

Underground Storage Tanks

Hopedale has five underground storage tanks located within town boundaries. Underground storage tanks are important to inventory and monitor due to their potential adverse environmental effects should there be a leak, spill, or some other type of problem. Table TSF11 details the location of underground storage tanks in Hopedale. The below noted Rosenfeld Concrete site is closed with an Activity Use Limitation (AUL) due to the underground tank and soil contamination, limiting future development possibilities.

Table TSF11. Underground Storage Tanks	
Address	Identifier
404 South Main Street	Hopedale Mart
75 Plain Street	Rosenfeld Concrete
90 Mill Street	Hopedale County Club
115 Mendon Street	Cumberland Farms
7 Depot Street	Hopedale Highway Department

Source: MASSGIS

Street and Traffic Lights

The Town of Hopedale has 415 streetlights. All of the streetlights are owned by National Grid and are on an S-1 tariff rate.¹³ The Town is in the process of purchasing the streetlights from National Grid so that they can be converted to LED. The Hopedale School District also has one (1) streetlight at the Jr/Sr High School, and the Hopedale Housing Authority has two (2) streetlights on its properties. The Town owns and operates one set of six (6) traffic lights at the intersection of Mendon and Hopedale streets.

Cemeteries

Hopedale contains two cemeteries, both of which are maintained by the Town.

Hopedale Village Cemetery

The Hopedale Village Cemetery was a planned industrial cemetery and burial ground. Designed by Adin Ballou in 1886, it became a resting place for many Drapers, Bancrofts, and other individuals that influenced

¹³ S-1 is the electricity tariff rate for communities that operate streetlights owned and maintained by National Grid.

the progress of Hopedale. It was used as not only a burial ground but a recreational area complete with paths for carriages and gardens designed to serve as a reminder of Hopedale's past and boost local patriotism.¹⁴

South Hopedale Cemetery

The South Hopedale Cemetery is an early rural New England cemetery. The Cemetery is informal in design. Individual marker placements and family plots are outlined with raised granite curbs. The Cemetery is located at the crossroads of the community's earliest streets. The site was laid out in the late 1700's to serve South Milford and was their second oldest cemetery. When Hopedale separated from South Milford, it became the town's oldest cemetery. Markers within the Cemetery reflect the history and evolution of the 1790's to the present day.

Issues, Opportunities, and Recommendations

The issues, opportunities, and recommendations presented herein were crafted through outreach to municipal staff, community surveys, town reports, and other means. The identified issues and opportunities directly inform the recommendations for this chapter.

Capital Planning

Hopedale is working to improve its financial position and fund deferred capital improvements. The Town is considering using debt and capital exclusions instead of a tax levy override to make up for capital expenditure and budget shortfalls. This could allow the Town to raise increased revenue in the present without permanently increasing the Town's tax levy limit. For the FY2022 budget, the Town includes both the previously applied automatic 2.5% tax levy increase and a debt exclusion. Debt exclusion limits are set at bond authorizations for capital purchases which require a two-thirds vote to approve at a town meeting. Free cash, which is unrestricted leftover funds from the previous year, can also be used as revenue in later years. Hopedale's free cash has been increasing since FY2019.

A significant amount of the Town's property tax levy has gone uncollected in the past few years, although the percentage of uncollected property taxes has decreased from 9.26% to 7.21% from FY2017 to FY2021. The Town should work on strategies to further reduce this percentage.

The Town also expects additional tax revenue of \$100-200K per year from new cannabis businesses in town. Other major opportunities to increase revenue in future years include:

- Exploring commercial development
- Department enterprise revenue such as from the recently agreed-upon ambulance interlocal transfers from Milford Regional Medical Center (MRMC)

¹⁴ file:///C:/Users/dedut/Downloads/HOP.800.pdf
<https://www.hope1842.com/hope1842/cemeteryhopedalevill.html>

- Fee-for service programs for trash/recycling and fall leaf collection
- Negotiating more cost-effective health insurance benefits for employees and retirees
- Establishing financial policies through multi-year forecasting and capital expense planning to make prudent financial decisions.

Town Hall

The municipal Town Hall is in serious need of repair. Built in 1887, the building suffers from deferred maintenance and does not meet contemporary standards for accessibility or use. The building is not ADA accessible and there is no elevator in the building. The only wheelchair ramps are in front of the building. The Board of Health and the Building Commissioner's offices are in the basement of the building, and neither office is ADA accessible. The Town should consider adding an elevator to the Town Hall.

The heating system for the entire building needs to be updated as well. The building envelope needs repairing, to prevent rain from permeating the building. The Town Hall has also had issues with basement flooding, as well as the restaurant in the building leaking grease into the basement. The front steps of the building are deteriorating, and the windows and plumbing may need maintenance as well. To address some of these issues, the town should investigate a Green Communities competitive grant.

Additionally, there is a large amount of wasted space in the Town Hall. There is an auditorium on the second floor that is unused as a public auditorium space because it does not have an elevator. There is the possibility of using the auditorium as office space. Turning the Town Hall into a collaborative workspace would provide office space for the community and perhaps offset the building's operating expenses.

Bancroft Memorial Library

There are many opportunities for the library to enhance its services. The building needs an HVAC system upgrade and repair/restoration of the building envelope. These issues should be examined for Green Communities competitive grant opportunities. The library would also benefit from expanded indoor and outdoor programming space. The Community Room is used for most of the programming, yet is undersized given the typical turn-out for programs and events. Parking, including accessible parking, at the library is limited.

Senior Center

The space allotted to the COA at the Community House is undersized and not fully ADA compliant. Eventually, the COA would like to find a space, or additional space, that can meet these long-standing needs. Shared space, such as in a future town hall, that included common or community rooms, a kitchen, and a gym, would help the COA meet the needs of its growing senior population. The COA also needs more full-time staff to adequately staff its existing and future services.

Schools

The Master Plan Community Survey indicated that Hopedale parents are very happy with the quality of the staff and teaching at Hopedale Public Schools. However, the survey underscored a need for building improvements and repairs. The town can investigate whether such improvements would be competitive applications for Green Communities grants.

In addition, the School Department has stated that two of the three schools are at full capacity. A discussion of future space needs should be initiated sooner rather than later. As the Town and School Department explores strategies to increase school capacity, it should consider several related needs:

- The Draper gym, which is owned by the Hopedale foundation, is outdated and consists of a single large court. Similarly, the Memorial School gym needs cosmetic updates. It too consists of just one court. Limited court space makes it challenging to coordinate practice and games for the town's six basketball teams.
- Residents also indicated a desire for more space in the Hopedale Public Schools dedicated to the visual and performing arts.
- Parking supply and quality is an issue at each of the schools. Creative solutions for student parking at the junior/senior high school, and for teachers, admin, and guests at the elementary school, are needed.

Water System

The Hopedale water supply comes from groundwater. According to the Hopedale Water Department, water demand currently far exceeds capacity. Without additional water sources and storage, the water department will not be able to support the current summer water demands, let alone additional development such as at the Draper site. Drought is expected to become a more common issue in Hopedale as this century progresses due to climate change, and water bans are already commonplace in the Town. Without proper water supplies to meet the current demand, Hopedale's residents may need to adhere to year-round outdoor water restrictions. Funding is required to explore water resources and to implement identified options. The Water Department is actively pursuing grants to explore and tap into water resources. The Town should continue to explore water supply options along the Mill River and work to ensure the safety of vulnerable populations, including the elderly, in cases of drought.

Hopedale is also currently planning for the establishment of an additional water tank.. A system study, a hydraulic evaluation, and siting for the new tank have all been completed. The department is in the process of completing the next step of finalizing engineering plans. In addition to the water source and storage issues, treatment to remove PFAS (Per- and Polyfluoroalkyl substances) from the water is also necessary. PFAS are a group of manufactured chemicals used in many everyday items, such as food packaging, clothing, and non-stick cookware. These chemicals are long-lasting, can contaminate drinking water, and cause various health defects in people. One public water well is no longer used due to PFAS contamination. The deactivation of this well amplifies the water needs that have been present for years in town. Three public water sources in town are nearing the Maximum Containment Level for PFAS and will also need restoration. The town should continue looking into funding for these issues.

Wastewater System

Expansion of the Sewer System in Hopedale was approved at Town Meetings in 2001 in 2002; however, voters had differing opinions on whether only new users or all users should cover costs related to the expansion. With no approved funding mechanism, the approved article could not be implemented.

Currently, the Wastewater Treatment Plant receives a higher amount of sewage than it was designed or permitted to treat. This is due to infiltration and inflow (I&I) during periods of high ground water or heavy rain.

Additionally, sewer infrastructure in Hopedale's oldest neighborhoods consist of clay pipes and mortar joints. Many of these pipes have cracked and failed, compromising mortar joints and creating water issues that require homeowners to divert water into their sewer system as inflow. This inflow significantly affects the Town's wastewater capacity. Currently, the Sewer Department conducts more than \$100,000 in sewer main relining each year to reduce I&I. There is a plan in place to address this situation in a long-term way over the next 4 – 5 years. The necessary improvements at the Wastewater Treatment Plan will cost approximately 4 million dollars. The department is waiting to handle these issues until debt is lowered, as borrowing additional funds at this time would increase rates and assessments to an undesirable level.

The town should continue to assess the need for expanded wastewater and monitor the political viability of this potential expansion. Public opinion on expanding town sewer can change over the course of 10 or 20 years. In addition, grants may become available to expand town sewer that could incentivize the motion to be passed in town meeting.

Police Department

The police station is in good condition, but it lacks the space to accommodate the Department's needs, as it was built in a renovated office space. Long term, Hopedale's Police Department (HPD) hopes to find a new location for the station with a larger amount of space. It can also work to green its police fleet and reduce fuel expenses through various grant programs available through the Massachusetts Department of Environmental Protection (i.e., Mass EVIP) and Massachusetts Department of Energy Resources (Green Communities).

Fire Department

The Hopedale Fire Station needs several repairs, installations, and replacements for the Department to function optimally. The most important needs for the Fire Station are architectural improvements, increased spatial capacity, and additional equipment.

The Fire Station has reached its spatial capacity. It has been overgrown since renovation of the station in the early 2000s. While the building contains a total of 21,500 square feet, the facility cannot accommodate additional equipment. The Town should explore options to increase Fire Department space, including an additional building for the department, and redesigning of the garage doors to accommodate large equipment. These issues may be addressed by repairs or redesign of the garage doors, or an additional space to be used in addition to the station. The Department is also understaffed and looking to hire four additional full-time positions.

Emergency Management

The Hopedale Police Station building has various challenges, and the Fire Station is currently at maximum capacity. One option for housing emergency services is the establishment of a Municipal Center that would also serve as a hub for Emergency Management. The Municipal Center can combine the resources and personnel of Hopedale Police, Fire, and other town offices to improve public safety in town.

In terms of emergency situations, Hopedale has several churches, schools, and public buildings in town that can be used as emergency shelters. The Town should consider installing or updating emergency generators in the Hopedale Gymnasium and the Hopedale Junior-Senior High School, Senior Center/Community House, and Hopedale Memorial School. The Hopedale Housing Authority should consider installing emergency

generators in all its buildings. Atria Draper Assisted Living has an emergency generator but should consider making evacuation plans in case of emergency to help ensure the safety of incapacitated patients.

Hopedale residents want to see more education about potential hazards facing the Town as well as more outreach regarding the Town's CodeRED emergency alert system, Town website, and Town social media pages as resources that can help the community prepare for and address potential hazards.

Highway Department

Facilities and Staffing

The Highway Department's main garage was built in 1941, and the mechanics garage and salt shed were both built in the early 1980s. The garages are in fair condition; however, the department has outgrown the buildings, and is forced to sit much of its equipment outside. The Highway Department needs a larger salt shed and a separate wash bay for department equipment.

Roads

Severe snowstorms, ice storms, and Nor'easters are among Hopedale's high-risk hazards. This is especially the case with the Town's roads, as the Town receives an average snowfall of 45 inches per year. Roadways such as Green Street, Rockridge Road, Adin Street, Cemetery Street, and Hope Street, can experience icing, while snow drift can be an issue on Hopedale Street, Freedom Street, and the privately-owned Fitzgerald Drive. However, the Town is well-equipped to manage snowstorms, especially if places to push snow off roadways to can be more easily found.

Bridges on Freedom Street, Mill Street (a historically significant bridge), and Mellen Street need repairs, and culverts throughout town need to be inventoried and repaired when needed; the most vulnerable culverts include those on Route 16 and Cook, Dutcher, and Mendon Streets.

In 2021 the Town received a grant to study downtown parking and traffic circulation. If the community decides to change the layout of street grids as a result of this study, it should consider adding infrastructure which reduces impervious cover and helps with stormwater management. However, any new development should be undertaken in a way which minimizes soil disturbance.

Flooding

Hopedale averages 49 inches of rain per year, and precipitation is expected to increase over this century due to climate change. Flooding is a moderate risk, especially near rivers and ponds. This flooding includes minor flooding caused by drainage problems, culverts in poor condition, areas with low elevation, and beaver activity as well as major 100-year floods or worse. Green infrastructure development in town can help mitigate flooding as well as polluting runoff. Specific flooding hazards include:

- The Town's highway department building, and salt shed are vulnerable to flooding from the Mill River. Underground fuel tanks run by the highway department are also at risk of flooding.
- The primary evacuation routes out of the Town are Route 140 and Route 16, and they both have bridges vulnerable to flooding and in the 100-year flood zones. Several secondary evacuation routes are also at risk of flooding.

Beaver activity

Beaver dams have been impacting Hopedale's Parklands, pond levels, recreational facilities (Draper Field flooding) and privately owned properties. The Town should identify strategies to reduce the impacts of the beaver population. Beaver controls should be considered in some cases to control flooding and when culverts are being maintained and/or replaced.

Dead trees

High winds from severe snowstorms and thunderstorms and, in rare cases, hurricanes and tornadoes, have been known to cause trees to fall in the Town; trees are vulnerable to these storms throughout the whole Town, but especially along Adin, Dutcher, and Freedom Streets. The Town's high-water table may also be harming tree health. Invasive Bittersweet have also been known to wrap around and harm hardwood trees in Town, causing an increase in tree mortality, tree vulnerability to extreme weather, and dead tree clean-up, while invasive Winter Moths and Gypsy Moths can also infest trees and cause similar effects.

Wildfires/brushfires are also a threat to trees and other vegetation in town, especially in overgrown and leaf-littered parklands as well as near the Grafton-Upton railroad.

Routine trimming and other maintenance of trees can help the Town reduce the burden of clean-up after storms as well as reduce wildfire risk; Hopedale already conducts annual roadside mowing as part of this maintenance effort. However, the Town could do more in actively managing, removing, and replacing trees so they will not fall and damage roads, powerlines, and homes.

Dams

Dam failure is a concern for the Town. There are four dams in Hopedale, three of which have a "Significant Hazard" hazard code by the State and the other (Factory Pond Dam) which has not been assigned a hazard code. The privately-owned Mill Pond Dam has not been maintained since 2013 and is in poor condition. The privately-owned Hopedale Pond Dam is an earthen dam near a gas pipeline which cannot be turned off due to mechanical and structural issues and would lead to disaster downstream if it failed. The Spindleville Pond Dam, which is owned by the Town, was rebuilt ten years ago by Massachusetts authorities but still needs repairs due to storm debris accumulation. The privately-owned Hopedale Pond Dam is being repaired. There is a significant amount of drainage area that leads into Hopedale Pond, and this combined with several dams upstream from Hopedale in towns such as Hopkinton and Milford are also a concern; dam failure upstream could also lead to disastrous effects in the Town.

Park Commission

Budgetary constraints and deferred projects

The Park Commission is working to ensure that all park facilities are high quality and accessible to all residents. Its ability to maintain, expand and make continuous improvements to existing parks/recreation areas is limited due to a lack of resources. Various deferred maintenance and enhancement projects require funding. For example, Hopedale has ample youth programs (baseball, soccer, softball basketball, field hockey, tennis, etc.); however, facilities to support these programs are, on average, substandard.

Beyond repairing and maintaining all existing parks facilities, the Commission should undertake a feasibility study for upgrades and boat access at the bathhouse at the Parklands. Installation of bleachers at local fields would also enhance recreation opportunities in town. Hopedale Pond, which requires annual treatments for

invasive species, would benefit from an additional treatment every 4-5 years at an additional cost of \$40-50,000. This would provide adequate protection from invasive species for at least a portion of the pond and support its possible expanded use.

Development pressures

The town is experiencing development pressures from several angles. Projects in litigation between the Town and Grafton and Upton Railroad could reduce the overall footprint and/or have environmental impacts on the Parklands. Potential housing developments off Overdale Parkway could also impact the open space and recreation area footprints. Future development of the Draper Factory site is another potential project with impacts to be determined. The Town should consider proactively purchasing Hopedale land from private property owners to preserve the Parklands and expand parks, recreational areas, and facilities.

Municipal Vehicle Fleet

Opportunities to upgrade the vehicle fleet are underway. In its efforts to become a Green Community, Hopedale identified and committed to strategies and policies to make its municipal vehicle fleets more energy efficient. The Town adopted a Fuel-Efficient Vehicle Policy that says the town will only purchase fuel-efficient vehicles whenever such vehicles are available and practical (off-road vehicles, motorcycles, heavy-duty vehicles, and police cruisers are exempt from the policy). Implementing this policy will help the town reduce fuel consumption and expenses. Potential fuel-efficient vehicle projects eligible for grant funds include purchasing electric vehicles, electric vehicle charging stations, and Idle-Right devices to save energy while vehicles are idling.

Along with the Green Communities program, there are numerous other grant and funding opportunities for achieving energy efficiency in a municipal vehicle fleet. The Congestion, Mitigation, and Air Quality (CMAQ) Improvement Program aims to fund projects that help local governments follow the requirements of the Clean Air Act. This often takes the form of grants to upgrade outdated municipal vehicles. In addition, the Massachusetts Electric Vehicle Incentive Program (MassEVIP) has numerous incentive programs to assist in the process of purchasing electric vehicle charging stations, such as the MassEVIP Public Access Charging Program, DC Fast Charging Incentives, and Workplace and Fleet Charging Incentives.

Summary of Goals and Strategies

The Master Plan recommends the following action items based on the goals and objectives crafted with careful consideration of the results from public outreach, analysis of current conditions, and progress achieved on prior plans. The action items accompanying the objectives will also be reflected in the Implementation Matrix.

Goal 1. Strengthen the Town's financial position so that funding is available for necessary services and facilities.

- Objective: Pursue new revenue streams.
 - Action item: Continue to support and cultivate new business development.
 - Action item: Continue to engage with business types that provide local sales tax.
 - Action item: Continue to pursue department enterprise revenue.

- Objective: Reduce unnecessary operating expenses and revenue leakage.
 - Action item: Explore more cost-effective health insurance benefits for employees and retirees.
 - Action item: Continue to reduce the percentage of property taxes that go uncollected.
- Objective: Enhance capital planning processes.
 - Action item: Establish financial policies through multi-year forecasting and capital expense planning to make prudent financial decisions.
 - Action item: Regularly review the long-term planning guides in the School Department's budget book and support the critical needs through capital planning.

Goal 2. Provide quality facilities and services to meet current and future needs.

- Objective: Address deferred maintenance and critical needs at existing facilities.
 - Action item: As a component of capital planning, develop a long-term maintenance program to provide resources for maintenance and repairs.
- Objective: Ensure that public facilities are accessible to all residents.
 - Action item: Prepare a transition plan that implements the recommendations of the American's Disabilities Act (ADA).
 - Action item: Secure funding for to implement priority projects in the ADA transition plan.
- Objective: Address existing and foreseen capacity issues.
 - Action item: Address foreseen school capacity issues resulting from population growth.
 - Action item: Continue to explore the feasibility of building a Municipal Center to house Town Hall government, public safety services, the Senior Center, and other departments.
 - Action item: Work with the Police Department to devise a course of action to improve the size and configuration of the Police Department building.
 - Action item: Work with the Fire Department to devise a course of action to improve the size and configuration of the Fire Department building.
 - Action item: Address Highway Department facility capacity needs.
 - Action item: Explore strategies to make the Town Hall auditorium space suitable for use or adaptive reuse.
 - Action item: Identify and implement strategies to expand indoor and outdoor programming space and parking at the library.
 - Action item: Identify new spaces the town could hold senior programming.
- Objective: Ensure that staffing levels are adequate for quality service provision.
 - Action item: Address understaffing in various departments including Planning, Police, Highway, Senior Center, and Recreational facilities.

Goal 3: Meet the town's transportation needs to ensure optimal mobility in town.

- Objective: Create and maintain a multi-modal road network.
 - Action item: Institute a Complete Streets Plan for the town.
 - Action item: Increase the number of sidewalks and crosswalks in town to enhance pedestrian mobility.
 - Action item: Evaluate town sidewalk and crosswalk conditions in town to determine where sidewalks need repair.
 - Action item: Evaluate town street/sidewalk lighting conditions to determine where lighting needs repair.

- Action item: Improve condition of bridges on Freedom Street, Mill Street, and Mellen Street.
- Action item: Locate additional areas to put plowed snow.
- Action item: Increase management of trees to prevent them from falling and damaging roads, powerlines, and buildings.
- Objective: Provide adequate staff and equipment for necessary transport services.
 - Action item: Include school busses in capital plans as capital expenses.
 - Action item: Hire school bus drivers.
 - Action item: Hire or collaborate with nearby towns to provide senior center van drivers.
 - Action item: Continue to explore a multi-town partnership in the delivery of errand transportation.

Goal 4: Provide high-quality parks facilities that are accessible to all residents.

- Objective: Repair and maintain existing park facilities.
 - Action item: Use ARPA, CPA, and other funds to kick off Park planning process.
 - Action item: Undertake a feasibility study to identify park facility needs and a plan for redress.
- Objective: Enhance, protect, and expand parks facilities.
 - Action item: Proactively purchase Hopedale land from private property owners to preserve the Parklands and expand parks, recreational areas, and facilities.
 - Action item: Conduct a feasibility study for upgrades and boat access at the bathhouse.
 - Action item: Protect Hopedale Pond from invasive species by providing necessary water treatments.

Goal 5: Provide social, recreational, and cultural opportunities that enhance the quality of life for Hopedale residents of all ages and incomes.

- Objective: Increase services, resources, and opportunities for seniors consistent with the town's growing senior population.
 - Action item: Collaborate with adjacent towns to share spaces and programming.
 - Action item: Create additional daily issue-related programming for seniors.
 - Action item: Provide additional technological skills training to address senior skills gap.
- Objective: Increase services, resources, and opportunities for children in Hopedale schools.
 - Action item: Develop fields for athletics.
 - Action item: Address the shortage of gymnasium and indoor court space.
 - Action item: Provide additional space for visual and performing arts.

Goal 6. Improve the safety, resiliency, and sustainability of town operations.

- Objective: Enhance emergency operations.
 - Action item: Create an emergency shelter at the Junior/Senior High School.
 - Action item: Update or install emergency generators at the Hopedale Gymnasium, Hopedale Junior-Senior High School, Senior Center/Community House, and Hopedale Memorial School.
 - Action item: Work with the Hopedale Housing Authority (HHA) to obtain resources to install emergency generators in all HHA buildings.
 - Action item: Work with Atria Draper Assisted Living facility to ensure it has an effective evacuation plan.

- Action item: In the event of emergencies or hazards, provide extra support, services, and communication to persons identified in vulnerable persons registry and other at-risk populations in town.
- Objective: Mitigate flooding and other impacts of climate change.
 - Action item: Using the Municipal Vulnerability Preparedness (MVP) plan, identify and monitor areas vulnerable to climate change impacts.
 - Action item: Apply for MVP funding to assist in funding PFAS treatments and water resource exploration.
 - Action item: Use and require green and low-impact development infrastructure help mitigate flooding and polluting runoff.
 - Action item: Make necessary repairs at Sprindleville Dam and maintain the facility moving forward.
 - Action item: Engage with private dam owners to explore hazard mitigation strategies.
 - Action item: Inventory and repair culverts, with attention to those most vulnerable to climate change impacts (Route 16 and Cook, Dutcher, and Mendon Streets).
- Objective: Control widespread invasive species impacting streams, ponds, rivers, parks, and forested areas through town.
 - Action item: Identify strategies to reduce the impacts of the beaver population, including use of beaver controls as appropriate when culverts are being repaired or replaced.
- Objective: Reduce carbon emissions from town buildings and vehicles.
 - Action item: Ensure all new vehicle purchases fall under the Fuel-Efficient Vehicle Policy as part of the Green Communities program.
 - Action item: Ensure that applicable Town departments are following the Town's anti-idling policy.
 - Action item: Utilize grants to acquire and install electric vehicle charging stations, electric vehicles, and after-market energy saving devices.
 - Action item: Utilize semi-annual Green Communities grants to undertake energy efficiency projects in town-owned buildings.

Goal 7: Improve the town's water and sewer systems to meet current and future demands.

- Objective: Increase water sources and storage for the town water system.
 - Action item: Identify new water resources and search for sources of funding to expand water capacity.
 - Action item: Construct an additional water storage tank.
 - Action item: Implement existing Water and Sewer Department final engineering plans.
- Objective: Improve water quality for the town water system.
 - Action item: Provide PFAS treatment where necessary.
 - Action item: Navigate existing debt in order to fund future water system renovations/improvements.
 - Action item: Address runoff contamination due to flooding.
- Objective: Provide adequate sewer service.
 - Action item: Address infiltration and inflow issues affecting the wastewater system.
 - Action item: Address deferred maintenance of the wastewater system.
 - Action item: Continue to monitor public opinion around expanded sewer service; expand service when warranted.

Goal 8: Improve the functioning of local government.

- Objective: Continue to improve municipal IT.
 - Action item: Continue applying for grants to upgrade municipal technology.
 - Action item: Continue to bring town hall services online.
 - Action item: Create and maintain inventory of the technological items (computers, radios, work cell phones) that are in most need for replacement across town services.
 - Action item: Expand online permitting to incorporate all municipal applications and permitting processes.
 - Action item: Explore permit tracking software to support staff procedural and enforcement duties.
- Objective: Increase communication and coordination between town departments and with residents.
 - Action item: Create a communications plan that establishes standards, strategies, and accountability for interdepartmental and town to resident communications.
 - Action item: Explore creation of a communications coordinator position or technological alternatives to a coordinator, such as communications software.
 - Action item: Identify creative and equitable ways to educate residents about issues, resources, and opportunities for service on municipal boards, committees and commissions.
 - Action item: Consider establishing student liaison positions on committees.
 - Action item: Hold monthly meetings with all town department heads to discuss issues as they arise.
 - Action item: Create a mechanism for residents to provide feedback on municipal services and issues (e.g., an email address/phone line, a box at town hall, or a periodic community meeting where residents can voice issues).
 - Action item: Reconfigure the town website homepage to include a prominent banner with the most important information and updates. Update the banner weekly.
 - Action item: Provide residents with an option to subscribe to email/direct texts from the town with important updates.
- Objective: Implement the recommendations of the Master Plan.
 - Action item: Establish a Master Plan Implementation Committee (MPIC) that regularly reviews the Master Plan, facilitates its implementation, and maintains the Plan as a living document.
 - Action item: Conduct an annual review and benchmarking of Master Plan action items.

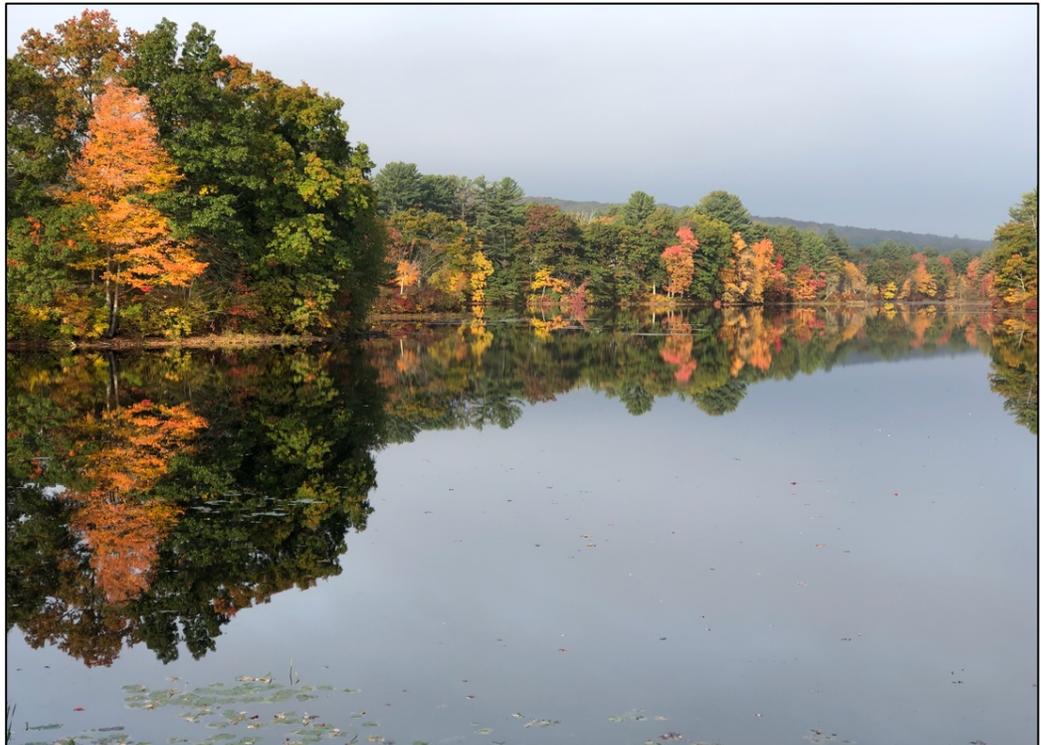
Land Use

Introduction

Land Use is a far-reaching section of a Comprehensive Master Plan that examines where different types of development have taken place, where further development might take place, and how a Town should actively plan for the future development patterns that will best serve its citizens. The process for writing this chapter involved community feedback via a survey, meetings with Hopedale's Master Plan Steering Committee, and original research into Hopedale's zoning regulations and assessor's records. Hopedale is a physically small town yet contains a robust set of land uses with a long history. The key question for the Town's future, however, is how to continue developing new residential and commercial uses when most available land has either been preserved or built out.

The two major components of a Land Use chapter are a description of past development patterns and an examination of current zoning regulations. The former demonstrates the historic trends that have shaped the landscape seen in Hopedale today, and the latter is a way to predict what future development might take place. Zoning is instrumental in understanding the future of a community's land use because a Zoning Bylaw prescribes what uses are allowed in each part of town and on a parcel-by-parcel basis.

The Town of Hopedale is marked by a variety of land uses, from its denser urban center to open spaces like Hopedale Pond. Photo Credit: Joe Clar.



Prior Planning and Engagement Efforts

As a small town, Hopedale has had limited opportunities to engage in large-scale planning efforts; however, several prior plans and studies have laid out substantial visions for the Town's land use.

Hopedale Reconnaissance Report (2007)

Conducted as part of the Massachusetts Heritage Landscape Inventory Program, the 2007 Hopedale Reconnaissance Report lists the Town's "heritage landscapes," or sites that are important to local history, community character, or culture. Despite its historical focus, the Reconnaissance Report discusses some important land use issues:

- *Draper Factory Vacancy*: The plan notes the need to reintegrate the vacant building into the town's economic and cultural landscape.
- *Limited Open Space Remaining in Town*: The plan acknowledges that most of the available land in Hopedale has either been developed or preserved.

The report lists the following Priority Landscapes, and makes recommendations for how to best preserve them while encouraging redevelopment where appropriate:

- Draper Factory
- Grafton & Upton Railroad
- The Parklands and Town Park
- The Little Red Shop
- Bancroft Memorial Library Grounds
- The Ledges

Since 2007, Hopedale has adopted a Local Historic District for the Little Red Shop, but other proposed districts did not pass at Town Meeting. The owners of the Draper Factory building continue to pursue redevelopment of the site, but they determined that the structure itself could not be preserved, and demolition was completed in 2021.

Draper Complex Reuse Committee Report (2008)

Since the Draper Complex became vacant in 1980 there has been a strong local desire to see new uses and new development on the site, and various plans have been drafted over the years with this goal in mind. The 2008 report by the Draper Complex Reuse Committee represents the most robust effort to date, produced with the cooperation of the Town, the owner of the Draper Factory, and outside consultants and featuring strong citizen participation including community workshops.

The plan recommended mixed-use development for the site including residential, office, commercial, retail, and an outdoor park. While elements of the plan related to the reuse of the existing factory building(s) are no longer applicable, it is still a valuable document for thinking about the future uses on one of Hopedale's most significant development sites.

Blackstone Valley Prioritization Project (2012)

This regional plan laid out a development strategy for the Blackstone Valley region, which includes Hopedale. The BVPP included lists of specific Priority Development Areas (PDAs) for each community, some of which were identified as regionally significant. Hopedale's PDAs were:

- Rosenfield Concrete
- Draper Factory
- Grafton & Upton Railroad
- Airport Industrial Park and Hopedale Industrial Park

Except for Rosenfield Concrete, these sites were all designated as regionally significant. Since 2012, significant development progress has been made only on the Draper Factory site. In service of prospective redevelopment, demolition of the Draper Factory was completed in 2021.

The BVPP also included infrastructure and transportation priorities for Hopedale, which if realized would have a significant impact on land use:

- Railroad bridge at Hopedale Ave.
- Route 16 upgrades
- Additional water and sewer capacity – Draper Factory

Especially important for Hopedale in 2021 is the recommendation to increase water and sewer capacity at the Draper Factory site. With a large amount of development planned for the area, the Town will need to ensure its infrastructure capacity is up to the task.

Hopedale Community Development Plan (2017)

Hopedale's Community Development Strategy (CDS) was an update to a 2013 CDS that provided a snapshot of the town's community development goals, including topics such as history, housing stock, the regional economy, demographic trends, and the community's vision for its future. The Board of Selectmen solicited public feedback at a public meeting and through writing, allowing Hopedale citizens input on the community priorities outlined in the plan. While it did not address land use as a specific category, it nonetheless included several goals and action items related to land use, including:

- Update the Hopedale Master Plan
- Protect Hopedale well fields using Zone II regulations
- Expand parklands and protect rare habitats in north Hopedale
- Redevelop the Draper Factory Complex
- Strengthen the local capacity to assess development proposals to ensure that they contribute to sought-after solutions consistent with the Master Plan and Community Development Strategy
- Increase affordable housing options (rental and home-ownership units) through adaptive re-use of existing properties.
- Complete and maintain an inventory of buildings, rental spaces, and vacant land available for business and residential development and a system for matching interested developers or businesses with appropriate opportunities within the Town.

- Develop a marketing strategy to draw small to moderate sized businesses to the town center. In 2015-2016, the town re-zoned certain parcels of land along Routes 16 and 140 as well as South Main Street from residential to commercial in support of this effort.

Existing Conditions

Land Use Distribution

Hopedale was founded in the 1840s as a socialist Christian utopian experiment, under the leadership of Reverend Adin Ballou. Ballou and his followers brought industry and a planned town center to what had been a sparsely populated agricultural area. From these early days through a century of acting as a “company town” for the Draper corporation, Hopedale has always been a small town defined by top-down forces and large land uses. Between large tracts of Town-owned land and longstanding major industrial uses, a large portion of Hopedale’s 5.3 square miles has remained untouched by market development forces. To illustrate this point, the four single parcels in town over 100 acres are: the Hopedale Parklands (280 acres), a permanently protected public nature reserve, Hopedale Country Club (185 acres), most of which is taken up by a municipal golf course, and the undeveloped parcel north of the Parklands (155 acres), and the Rosenfield Concrete plant (141 acres). These four parcels alone make up around 23 percent of the Town’s total land area.

Table LU1 uses Hopedale Assessor’s data to classify parcels by their primary use. It lists each land use category from largest to smallest by acreage. It is a snapshot of what was physically on the ground at the time of the data (before the demolition of the Draper Complex).

Table LU1: Land Use		
Use	Acres	% of Total
Residential (single family)	946.6	31.2%
Tax exempt	676.06	22.2%
Open Land	612.4	20.2%
Industrial	198.2	6.5%
Mixed Use (other)	162.97	5.4%
Right-of-way	137.69	4.5%
Residential (multifamily)	131.14	4.3%
Commercial	112.28	3.7%
Other Residential	29.11	1.0%
Other/Unknown	17.16	0.6%
Mixed Use (primarily residential)	12.4	0.4%
Water	1.67	0.1%
Recreational	0.99	0.0%
<i>Source: Hopedale Assessor’s Office; MassGIS</i>		

Single-family residential parcels are the largest group, as would be expected for a primarily residential community like Hopedale. However, this use takes up less than one third of Hopedale’s land area, which is unusual for a primarily residential town.

Table LU2 consolidates the land use descriptors in Table LU1 into broader categories (all residential uses, all industrial uses, etc.), and shows use type by the whole parcel based on assessor classification. As shown in the table below, most of the area classified as “Tax Exempt” is made up of outdoor recreation areas like the Parklands and Hopedale Country Club, so combining the Tax Exempt, Open Land, and Recreation categories reveals that open space of all kinds is actually the largest land use category in Hopedale. Residential uses, including multi-family, are the other large group, while all other use categories are significantly smaller.

Table LU2: Parcel Types by DOR Use Code Field		
DOR Use Type	GIS Acres	% of Total Area
Commercial	145.18	4.80%
Industrial	251.22	8.31%
Mixed Use	235.59	7.80%
Residential	1,154.21	38.19%
Tax Exempt/Open/Recreation	1,235.99	40.90%
Grand Total	3,022.19	100.00%
<i>Source: FY2022 Assessor Data</i>		

Table LU3 provides one more way to assess Hopedale’s land use: a Land Cover/Land Use hybrid table. This analysis uses satellite imagery in combination with parcel-level use data to provide a more detailed picture of how much land cover each use takes up, regardless of parcel boundaries. For example, a five-acre parcel may be classified under a single-family residential use, but satellite imagery could reveal that four acres of that parcel are actually undisturbed forest while the remainder is actively used as a residence. This granular analysis reveals that the majority of Hopedale’s land area is undeveloped. Forests account for more than half of all land cover and developed open space (such as yards or golf courses) makes up another 16 percent of the Town. Only around 10.5 percent of Town consists of impervious area, with single-family residential uses being the most prominent. It is worth noting that this does not mean that 90 percent of the Town is open to development. In fact, between conservation concerns and open space that is part of existing subdivisions, the majority of land in Hopedale is likely not developable.

Table LU3: Land Cover/Land Use Hybrid		
Land Cover	Acres	% of Total Area
Deciduous Forest	1,358.99	44.72%

Developed Open Space	478.62	15.75%
Evergreen Forest	352.57	11.60%
Forested Wetland	233.09	7.67%
Residential - single-family	107.46	3.54%
Right-of-way	71.41	2.35%
Grassland	68.41	2.25%
Water	63.07	2.08%
Emergent Wetland	50.45	1.66%
Aquatic Bed Wetland	38.19	1.26%
Residential - multifamily	33.62	1.11%
Tax Exempt	31.47	1.04%
Bare Land	30.61	1.01%
Commercial	28.45	0.94%
Scrub/Shrub Wetland	25.52	0.84%
Industrial	25.50	0.84%
Impervious Open Land	15.68	0.52%
Scrub/Shrub	13.92	0.46%
Pasture/Hay	8.31	0.27%
Residential - other	1.62	0.05%
Mixed use - primarily residential	0.92	0.03%
Mixed use- other	0.57	0.02%
Unknown	0.10	0.00%
<i>Source: Hopedale Assessor's Office; MassGIS</i>		

Table LU4 shows a break down by zoning district of potential developable land after removing a number of absolute constraints. As shown below, Hopedale has an estimated 1,540 developable acres. This estimate is based on a partial buildout analysis that included the following constraints: 2016 Land Use typology, Protected Open Space (e.g., federal, state, county, or municipal land; land listed with a level of protection of in perpetuity), 100-year floodplains, slope 25% or more, water bodies, and river protection act buffers.¹

Table LU4: Partial Buildout Analysis		
Zoning District	GIS Acres	% of Total Area
ARC	13.66	0.89%

¹ The table does not consider partial constraints. Acreage values show in the table are based on GIS calculated acres. Open space data was current as of 12/2021. It does not account for any redevelopment potential of lots.

C	136.59	8.87%
CEM	9.18	0.60%
GB-A	134.57	8.74%
I	238.63	15.50%
LI	138.67	9.01%
RA	101.19	6.57%
RA-1	52.01	3.38%
RA-2	1.05	0.07%
RB	658.91	42.79%
RC	23.34	1.52%
REC	1.17	0.08%
RP-1	20.85	1.35%
T	9.99	0.65%
Grand Total	1,539.80	100.00%
<i>Source: CMRPC GIS Division</i>		

Land Use Patterns

The following sections discuss the history and existing conditions of specific types of development in Hopedale.

Industrial Development

Hopedale's history as a center of industry has shaped every aspect of its development, from the layout of its streets to its cultural identity. Founded almost concurrently with the Town itself in the 1840's, the industrial complex operated by the Draper Corporation (commonly referred to as the Draper Factory site) served as the economic and cultural heart of Hopedale for over a century. At one point the largest manufacturer of textile machinery in the world, the Draper Factory drew employees to settle in Hopedale in droves. During its boom years, the company built new housing for workers and their families and expanded the worksite itself, creating a planned community. At its largest, the Draper Factory complex comprised over 100 acres of land in central Hopedale, directly abutting the historic downtown originally settled by Adin Ballou and his followers.

The Drapers proved themselves dedicated patrons of the Town, funding the construction of many of the civic buildings that are still in use by the Town today, such as the high school and town hall. It is due to the Draper Corporation's influence that Hopedale's downtown has remained well-developed and vibrant. The factory fully shut down in 1980 and ever since, periodic efforts to reuse the property have occurred but all so far have failed. After sitting vacant for decades, the main Draper Factory building is fully demolished at the time of writing.

A rail line currently owned by the Grafton and Upton Railroad runs to the northwest of the Draper complex towards Upton, then turns eastward to Milford in southern Hopedale. The railroad operates a yard adjacent to the Draper site and downtown Hopedale, making it the last active industrial use in the center of Town.

While the Draper Factory is Hopedale's most famous and culturally significant industrial presence, there

is another, currently active industrial use that takes up more land area than the old factory. Rosenfield Concrete (owned by Boston Sand and Gravel) operates a plant in southern Hopedale that takes up nearly 147 acres and has been in operation since the 1930s. The area has been considered for its redevelopment potential in past plans. As of February 2022, a Site Plan for a 600,000 square foot warehouse had been submitted and was undergoing review. The property is at least partly in a groundwater protection district and will also need approval from the Zoning Board of Appeals for a Special Permit.

Finally, Hopedale is home to two industrial parks, the Hopedale Industrial Park and Hopedale Airport Industrial Park (not to be confused with one another), that are located across Plain Street from one another and host a variety of commercial and light industrial uses.



The Draper Mill. Photo Credit: Frederick Oldfield.

Residential Development

Substantial residential development in Hopedale can be broken down into two main phases: first, the

proliferation of company housing for Draper Corporation employees, and then residential subdivisions for families that tended to work out of town in the latter decades of the 20th century.

Hopedale's industrial past led to a pattern of denser residential development than is typical of a town of 6,000 residents. Company housing largely took the form of duplexes in the vicinity of the Draper Complex, such as those found in the Bancroft Park neighborhood, although boarding houses and single-family homes were also built. Dwellings are located closer to the street and to each other than in typical suburban residential development, and this development pattern can be seen throughout central and northeastern Hopedale.

Hopedale's more recent subdivisions are typical of a Massachusetts middle class commuter town. Mostly built during the Town's post-1980 population boom, these neighborhoods are characterized by larger yards and open space buffers between dwellings. This type of development can be found throughout Hopedale, although it is most concentrated south of downtown.

Commercial Development

Compared to industrial and residential uses, commercial uses have played a smaller role in Hopedale's development. Commercial space and businesses are concentrated in the south of Town, along Route 140, with another handful at the intersection of Hopedale Street and Route 16 in the center of Town. Businesses include gas stations and restaurants, with a minimal retail presence. Hopedale citizens recognize the need for more commercial development, including conveniences like restaurants and grocery stores, with over 80 percent of community survey respondents agreeing that Hopedale needed more business growth.

Other Land Use Trends

As shown in Table LU2, Hopedale is unusual in that permanently Town-owned land for outdoor recreation is a primary land use. The Parklands to the north and the Hopedale Country Club to the south are the two largest parcels of land in town, and along with several smaller parcels "Tax-exempt" uses take up nearly a quarter of Hopedale's total area. A further 20 percent of the Town falls under the "open space" category. By all accounts this abundance of open space and outdoor recreation opportunities has been a boon for the Town (its website proclaims Hopedale Pond and the Parklands Hopedale's "crown jewels"), but it also means that relatively little of an already small town is open to traditional development. However, the town may want to explore uses that are compatible with outdoor recreation that can be sustainably introduced to complement these open space areas, provide additional amenities, and potentially generate additional revenue for the Town (e.g., a parks department community center/building for parks/arts activities that the town could also rent out for private events, or a small campground that allows hiking, biking, and fishing).

Hopedale Industrial Park Airport, found to the east of Hopedale Industrial Park in southern Hopedale is one of five airports located in Worcester County. Very little air traffic is generated there, but the airport is yet another example of the unique land uses found in the Town.

Zoning

As shown in Map LU1, Hopedale has thirteen zoning districts, more than half of which are primarily residential in character. Table LU5 lists these districts by total acreage, showing Residential B and Industrial at the top, followed by the Town Land District, all of which come in above 400 acres. It is unusual for a town of Hopedale's size to have such large non-residential districts, but large areas of undeveloped land such as the Parklands and the large undeveloped parcel off West Street in northern Hopedale contribute to the size of the Town Land and Industrial Districts, respectively.



One primary land use for town-owned land in Hopedale is open space such as Hopedale Pond. Photo Credit: Kevin Sheldrake

Generally, Hopedale's Zoning Bylaw needs improvement. Many provisions are outdated. For example, no uses may be permitted in Hopedale without the issuance of a "zoning permit" from the building commissioner, an archaic and unnecessary practice that most towns do not utilize. Furthermore, districts such as the Adult Retirement Community District are not properly established or defined, and regulations such as those for residential uses in the GB-A district are unclear or missing.

Table LU5: Zoning Districts by Area		
Zoning District	Acres	% of total
Residential B	1116.74	33.1%
Industrial	421.49	12.5%
Town Land	403.23	12.0%
Residential A	262.83	7.8%
Commercial	231.59	6.9%
Residential A-1	221.15	6.6%
Light Industry	200.78	6.0%
General Business A	200.23	5.9%
Recreation	182.18	5.4%
Residential C	63.00	1.9%
Residential Performance 1	22.44	0.7%
Cemetery	18.79	0.6%
Adult Retirement Community	13.66	0.4%
Residential A-2	7.53	0.2%
Historic Multiple Family	4.67	0.1%
<i>Source: CMRPC GIS Department, 2022</i>		

Like Table LU2, Table LU6 groups Hopedale’s zoning districts by general category. A slim majority of Town is zoned for residential uses, while industrial, commercial, and “other” (Town Land, Recreation, and Cemetery) zones make up a significant proportion of Hopedale’s area as well. One way to assess a town is to compare the area zoned for a certain use with the amount of space actually taken up by those uses. A mismatch between these figures can indicate that certain areas may be zoned incorrectly, or that certain districts are unable to produce their intended type of development. In Hopedale, all three main types of zoning districts (residential, industrial, and commercial) are more widespread than the type of use they are meant to encourage. For example, about 13 percent of Hopedale’s land is zoned for commercial uses, but parcels with commercial uses take up less than 4 percent of the Town’s area. The reasons for this mismatch can be explained by several different factors. Land in the Industrial District is mostly either undeveloped or disused, as is the case of the Draper Factory. There is a lot of land zoned for residential uses that has been set aside for conservation and open space, as well. Finally, Hopedale’s “other” zones are larger than its commercial zones, mostly due to the Parklands.

Table LU6: Zoning Category by Acreage	
Zoning Category	Acres
Residential	50.8%
Industrial	18.5%
Other	17.9%
Commercial	12.8%
<i>Source: CMRPC GIS Department, 2021</i>	

Major Residential Districts

Most of Hopedale's zoning districts are residential in character, with the single-family dwelling being the standard dwelling unit in most. Single-family dwellings are allowed by right in every residential district except for Residential C and Historical Multiple Family, which exist to facilitate other specific types of development. Multi-family uses are limited; they are not permitted by right in any district and may only be created through Site Plan Review or Special Permit in a few specific districts. No commercial or industrial uses are permitted in any of Hopedale's residential districts.

Residential A

The Residential A (RA) District is located in the northeast area of Hopedale and contains the densest and oldest residential development in Town. The RA district has a minimum lot area of 15,000 square feet and some of the least intensive setback requirements in Hopedale (minimum front yard of 20 feet, side yard of 10 feet, and rear yard of 30 feet). These requirements reflect the existing character of the Draper-era company houses in the area. Like many of Hopedale's zoning districts, RA is significantly built out.

Residential A-1

The RA-1 District, located to the west of the Draper Complex has two sets of dimensional regulations that may apply. Special, more permissive dimensional regulations for the RA- 1 District can be used if the Planning Board determines that there is at least 20,000 square feet of additional open space per subdivision lot. Otherwise, more restrictive RB regulations apply. The RA-1 dimensional regulations require smaller setbacks across the board and only half of the minimum lot size (20,000 square feet compared to 40,000 square feet in RB).

The stated purpose of the district is to encourage the provision of open space to subdivision residents by allowing less restrictive dimensional regulations in exchange for more open space. Many subdivisions have been built in this zone, although given the significant open space requirements the remaining development potential is likely low.

Residential B

Residential B (RB) is the single largest zoning district in Hopedale, covering nearly one third of the Town's total land area. It also has the largest minimum lot size (40,000 square feet) and setback requirements (65-foot front yard, 15-foot side yard, and 35-foot rear yard) of any residential district. Similar regulations are very common in Massachusetts towns seeking to maintain a typical single-family, large-lot suburban residential character. Accordingly, much of the RB District is made up of low-density subdivisions.

Smaller Residential Districts

Hopedale has several residential zoning districts found only on a single site or small cluster of sites. These districts are either entirely built out with the single project the zoning was enacted to facilitate or have so far remained undeveloped. In either of these cases, these small zoning districts do not represent significant avenues for future development. It is also worth noting that these districts tend to be where the Town allows multi-family development.

Residential A-2

Residential A-2 (RA-2) comprises a single neighborhood of 1920's bungalow-style houses near the Mendon line. RA-2's dimensional requirements are the least strict in Hopedale by far, requiring a minimum lot area of only 4,000 square feet, and accordingly the neighborhood consists of many small homes

located close together. Newer dwellings off of Mendon Street were constructed more recently, leaving the district fully built out.

Residential C and Townhouse Development

A townhouse development can only be constructed in the Residential C District on a parcel of 25 acres of land or more, with benefit of Site Plan Approval. Townhouse structures may contain up to 4 units, and minimum residential lot area requirements within a development are computed per dwelling unit. Permanently protected common land is also required. Only one parcel in Hopedale is zoned as RC, and the Laurelwood Condominiums have already been built there. Given that there is unlikely to be 25 contiguous acres of developable land elsewhere in Hopedale, the future utility of the Townhouse Development Bylaw is questionable.

Residential Performance 1 and Residential Performance Development

The Residential Performance 1 District is found only in a series of small circular lots east of the intersection Route 16 and Hopedale Street. This is the only district in which a Performance Residential Development (PRD) is permitted, through a Site Plan Review process. A PRD is a mixed-use development allowing for a range of different residential densities and provisions for common land, dependent on the site. Residential building outwards. The total allowable density on-site is formula-based and dependent on total buildable area.

Section 16 of Hopedale's Zoning Bylaw deals with Performance Residential Development Provisions, and takes up approximately 100 pages, or about half of the total length of the Bylaw. Incredibly detailed guidance is provided for design aspects such as the types of trees allowable in a PRD, yet these intricately crafted regulations are misplaced considering the small scale of the RP-1 District and the fact that it remains undeveloped. Such a complex bylaw might benefit from a larger area of land, but Hopedale does not have many large, developable parcels remaining. Still, the concept of performance-based zoning is something the Town should keep in mind going forward.

Historic Multiple Family

The Historic Multiple Family (HMF) District is extremely small, constituting just a few contiguous parcels in downtown Hopedale. At only a few acres the HMF already contains Uncommon Place condominiums, located in the old Dutcher Street School building, and the Atria Draper Place Senior Living Community. Absent a re-zoning initiative, the HMF District will have very little to do with shaping future development in Hopedale. Therefore, the HMF District is a potential tool in the Town's pocket to be applied in the future where appropriate to promote the goal of adaptive reuse of older properties.

The HMF has the same base dimensional regulations as the RB district and is one of few in Hopedale where non-condo multi-family dwellings are allowed through a Site Plan Review process. Only buildings 40 years or older are eligible for redevelopment under HMF standards.

Adult Retirement Community

Buried at the end of Hopedale's Zoning Bylaws is a section describing the Adult Retirement Community (ARC) zoning district. An ARC development may contain single or multi-family dwellings, along with other accessory uses permitted in Hopedale's other residential districts, requiring a Special Permit from the Planning Board. All units in such a development must be age-restricted to residents 55 years or older. The minimum lot size for the ARC District is 10 acres, and since the only parcel in the district is about 14 acres in size, only one ARC development may be constructed in Hopedale at time of writing.

General Business A

Unusual for a Business district, Hopedale's General Business A (GB-A) allows single-family residences by right. Accordingly, a large percentage of the GB-A District is residential in character. In terms of what dimensional regulations apply to a dwelling in the GB-A District, the Zoning Bylaw is unclear. It lists residential dimensional requirements for the C District, which are similar to those of the RB District, despite residences being prohibited in that area, while providing no residential guidelines for GB-A. It is likely that these regulations for "residences in a commercial zone" would apply in GB-A.

Commercial Districts

General Business A and General Business

Single-family dwellings are allowed by right in the GB-A District, and accordingly much of the district is populated by single-family residences. Every commercial use listed in the Zoning Bylaw's Use Regulations is allowed in the GB-A District, either by right or by Special Permit. Much of the land abutting Route 140 in southern Hopedale is zoned GB-A, but only near the border with Bellingham does the area resemble a true commercial corridor. The intersection of Hopedale Street and Route 16 was recently rezoned as C, and a handful of businesses operate in the area.

So far, this section has only discussed the GB-A district, with good reason: based on current zoning data, it does not seem that the GB District is in use. No parcel in Hopedale is classified as GB by the Assessor's Office, and the district regulations are unsuitable for a commercial area anyway, requiring a Special Permit for most commercial uses. The GB District should therefore be removed from the Zoning Bylaw.

Commercial

The Commercial (C) District is, appropriately, Hopedale's only true commercial district. GB-A is dominated by residential uses and GB is not present at all, but the C District closely resembles a typical small-town business/commercial zone, allowing a range of commercial uses by right. The C District is located mostly in southern Hopedale near the Route 140 corridor, although the district is largely set back from the highway. Most of the commercially zoned land directly adjacent to 140 is GB-A, whereas areas such as Hopedale Airport Industrial Park that are farther from major roads are zoned as Commercial. A few scattered parcels zoned C exist across northern Hopedale as well. Many of the businesses operating in the C District resemble light industry, with uses like light manufacturing and trucking services.



*A snowy street in Hopedale's commercial district.
Photo Credit: Josh O.*

Industrial Districts

Light Industry

The Light Industry (LI) District is found in southern Hopedale and contains the Rosenfield Concrete plant (despite disallowing concrete plants) and Hopedale Industrial Park. Most commercial uses are not permitted by right; uses such as restaurants and offices are prohibited while automotive services require a Special Permit. Light manufacturing and warehouses are allowed by right, but heavier industry is prohibited. The LI District has a minimum lot area of 40,000 square feet and setback requirements similar to the RB District.

Industrial

The Industrial (I) District is significantly more permissive than the Light Industry District, with the former allowing uses such as textile and paper mills and sellers of building equipment that are prohibited in the latter. Dimensional requirements are identical in both industrial districts except that the I District requires a lot frontage of 150 feet where the LI District only requires 100 feet. Most of the I District is not being actively used for industry: the old Draper Complex was previously vacant and is now demolished/ slated for redevelopment, and the large industrial parcels in the Town's northern tip are mostly undeveloped.

Other Districts and Overlays

Town Land, Cemetery, Recreational

Taking an uncommon approach, Hopedale zones its municipal land, cemeteries, and outdoor recreation facilities using specialized districts for each. Almost no uses are permitted in these districts, except what cannot be excluded under state law (such as religious uses and day cares) and outdoor parks. Clearly, these three zoning districts are meant to exclude development from land of public value, such as the Hopedale Parklands, and therefore have little to do with Hopedale's future development.

Flood Plains

The Flood Plain District is an overlay district that encompasses the 100-year flood plain as defined by FEMA. New construction, substantial improvements to existing structures, and earth movement within the Flood Plain District requires a Special Permit from the Planning Board if it determines that the proposed activity will not negatively impact flooding risk. Standards for subdivisions within the Flood Plain District requiring extra flood protections are also provided.

Groundwater Protection

The Purpose of the Groundwater Protection Overlay District is to protect the Town's drinking water by minimizing the contamination of groundwater. The Overlay is located around aquifers and recharge areas and carries its own set of prohibited uses aimed at minimizing pollution. Development activity that would otherwise be permissible in the underlying zoning district requires a Special Permit in the Groundwater Overlay.

Other Land Use Policies

Local Historic District

In 2018, Hopedale Town Meeting adopted a Local Historic District covering the famous Little Red Shop

at 12 Hopedale Street. A number of other historic sites were proposed at that Town Meeting as Local Historic Districts, but for various reasons only the Little Red Shop site was approved. At the same time a new General Bylaw regulating the establishment of Local Historic Districts was adopted, so the possibility remains that additional districts may be added in the future. Within the district, a certificate from the Historic District Commission (appointed by the Select Board) is required to make any alteration of an exterior architectural feature or construct a new building. The Local Historic District Bylaw adopted by the Town charges the commission to “encourage and support new and innovative building designs and techniques compatible with the existing architecture.”

Home Occupations

A home occupation is a business or commercial use that a resident conducts from their own home. Towns do not typically allow commercial activity as a primary use in residential zones, but through a home occupation citizens may devote a portion of their dwelling to such activity as a secondary use. Hopedale allows home occupations in all residential districts as long as the following criteria are met:

- a.** The home occupation must be conducted fully indoors within a dwelling in which the principal practitioner actually lives.
- b.** No more than 25 percent of the floor area or 400 square feet (whichever is less) shall be devoted to the home occupation.
- c.** Commercial vehicles and off-street parking spaces must be appropriately screened and cannot be located on the front yard.
- d.** The home occupation shall not store materials outside, use loud or noxious equipment, or fall under certain specific prohibited categories.

Specific use standards exist for certain types of home occupations such as “professional office” or “personal service.” Home occupation regulations can provide residents with the flexibility to start and run businesses even in communities with limited commercial zoning.

Accessory Apartments

An accessory apartment (also known as an accessory dwelling unit, in-law apartment, etc.) is an additional dwelling unit that may be permitted on a lot that already contains a single-family home. In Hopedale, an accessory apartment must not exceed 600 square feet in area or increase the existing floor area of the dwelling by more than 10% and may contain no more than one bedroom. The Zoning Bylaw is clear that accessory apartments should be designed to have minimal visual impact and not alter the appearance of the dwelling from that of a single-family dwelling unit.

Off-Street Parking Requirements

Minimum parking requirements can play a large role in determining what constitutes a viable land use on any given property. Hopedale’s current parking regulations require two spaces per single-family dwelling and three spaces per two-family dwelling. Parking for industrial uses is based on the number of employees on the largest shift (1 space per 1.2 employees) and retail stores require one space per 1,000 square feet of floor area. Notably, Hopedale lacks any specific parking requirements for multi-family and mixed- use developments.

Site Plan Review

Site Plan Review is a process by which a Town can shape a major project by establishing criteria regarding

aspects such as site layout, appearance, safety, and environmental impact. Unlike a Special Permit, a board does not usually have the discretion to outright deny a project through Site Plan Review. Instead, the Town can go back and forth with an applicant until the project takes on a more acceptable form. In Hopedale, the Planning Board conducts Site Plan Reviews for any development with at least 6,000 square feet of gross floor area or requiring the provision of ten or more parking spaces. An improvement or alteration to an existing site that would cause it to exceed this threshold would also require Site Plan Review. In addition to these general requirements, this section of the Master Plan has described several specific types of development that automatically require Site Plan Review, such as a Performance Residential Development.

Issues and Opportunities

Climate Change

It is every municipality's responsibility to proactively plan for the impacts of climate change in order to protect citizens and natural resources alike. The Town of Hopedale has many opportunities to guide land use in a sustainable direction. For example, building denser, more compact residential and mixed-use developments will decrease the amount of land that will need to be developed in Town, and zoning can be used to focus development in certain desirable areas while leaving others preserved. The Town should also maintain responsible stewardship of the significant natural resources it already owns, while exploring opportunities to acquire environmentally sensitive properties.

Draper Factory Complex

Expansion of Housing Stock

While Hopedale's population growth has been slow in the 21st century so far, any significant redevelopment of the Draper site is likely to bring with it an unprecedented influx of new housing units, due to the solid economic anchor that housing provides to a large project. The current owner and developers for the site have stated publicly that they plan to build new housing, but even if current plans do not come to fruition the economics of large-scale development means that housing is always a likely proposition.

Commercial Opportunities

The redevelopment of Draper Factory is also likely to bring with it opportunities for increased commercial activity in Hopedale. The community survey conducted for this plan indicated that Hopedale residents are eager to see the economic base of their town expanded, and the redevelopment of the Draper property will likely provide new, centrally located commercial space to attract new businesses to town. Establishment of zoning that enables desired commercial opportunities at the former Draper Site (e.g., a mixed-use overlay) is essential to its redevelopment into a vibrant commercial asset.

Downtown Revitalization

Finally, the factory's proximity to downtown Hopedale provides an opportunity to integrate whatever new

amenities arise from the redevelopment of the Draper Complex with the cultural and historic resources of the downtown.

Grafton & Upton Railroad

With offices and its main railyard still located proximate to the former Draper Factory, the Grafton and Upton Railroad is working to expand operations via the “Hopedale Transloading Expansion Project.” This expansion project is intended to provide Grafton and Upton Railroad customers with immediate access to their freight by creating multiple loading areas as well as storage tracks. The expansion project, as proposed by the Railroad, would significantly impact the accessibility of the Draper site. Future expansion of the railroad should be carefully considered in light of its potential impact on implementing the master plan, and for consistency with community vision and best practices in economic development and downtown planning. The expansion project should also be carefully evaluated for potential impact on village center traffic, noise, aesthetics, and character. Future support of expansion efforts should be done with the broader impacts to the town in mind.

Similarly, the large, undeveloped parcel directly north of the Parklands, the third-largest parcel in Hopedale, is the subject of a major ongoing debate about the future of Hopedale’s land use. In 2020 the Grafton and Upton Railroad (G & U Railroad) announced its intention to acquire the parcel for the expansion of their operations. After months of legal battles, the Town and G & U Railroad reached a settlement, splitting the land between approximately 85 acres of conservation land for the Town and the rest to be acquired by the railroad company. However, in Spring 2021 a group of concerned residents filed an injunction to stop the deal, claiming that the Town had a responsibility to acquire the full 130 acres previously voted upon at Town Meeting, not 85 acres. The Board’s agreement with the Railroad was reviewed in court and deemed procedurally defective, as residents had not taken a vote on the agreement as settled. As of February 2022, the outcome of the dispute has yet to be determined.

Planning and Zoning Capacity Building

Many of the recommendations in the following section will deal with proactive planning activities and changes to zoning, both of which require a significant amount of Town Staff capacity to achieve due to the time and expertise required. A small town like Hopedale does not typically have the capacity to undertake such initiatives, which is why it is important that the Town seeks out as many grants and partnerships as possible in order to undertake important recommendations such as a rewrite of its Zoning Bylaw. Programs such as the District Local Technical Assistance Program and, and the State’s “Community One Stop for Growth” portal that allows users to access a wide range of available grant programs from a single portal are good places to start.

Summary of Goals and Strategies

Goal 1: Maintain a modern and accurate set of Zoning Bylaws.

- Objective 1: Identify the scope of changes needed to modernize the zoning.
 - Action item: Conduct a zoning diagnostic to identify whether the Zoning Bylaw should be rewritten or selectively updated.
- Objective 2: Implement the changes needed to modernize the zoning.
 - Action item: Conduct a comprehensive zoning rewrite or proceed with selective updating as dictated by need and funding.
- Objective 3: Make necessary general and administrative changes to the Zoning Bylaws.
 - Action item: Conduct a comprehensive review of zoning changes passed at Town Meeting and ensure that all have been properly accepted by the Attorney General and incorporated into Hopedale's Zoning Bylaw.
 - Action item: Review and recodify (i.e., reformat, re-organize, and re-systematize) the zoning bylaws for consistency, clarity, completeness without altering the substance of any regulations. Include formatting, organization, adding and improving definitions, and eliminating illegal, unnecessary, and outdated bylaws).
- Objective 4: Make necessary policy and regulatory changes to the Zoning Bylaws.
 - Action item: Reevaluate the purpose and regulations for each existing zoning district. Outdated or obsolete districts may be removed, and existing districts may be altered to better achieve land use goals.
 - Action item: Cross-reference the Zoning Bylaw with other Hopedale regulations and plans, to identify substantive areas for update.
 - Research the zoning and bylaws of local comparison communities and identify opportunities for modeling their practices and bylaws.
 - Where substantive policy changes are needed, rewrite select aspects of the Zoning Bylaws.
 - Following recodification and substantive revisions, update the Town's zoning map.

Goal 2: Promote the development of new housing units in appropriate location, in a manner that is mindful of preserving Hopedale's natural beauty and open space.

- Objective 1: Focus on adaptive reuse, mixed-use, and higher-density strategies for housing development.
 - Action item: Study the feasibility of adopting tools and programs such as Chapter 40R Smart Growth Zoning Overlay Districts, tax-increment financing, and Business Improvement Districts in targeted areas.
 - Action item: Identify areas suitable for mixed-use development and develop zoning to encourage an appropriate mix of uses in those areas.
 - Action item: Conduct a feasibility study to determine appropriate locations for denser multifamily development, including the potential sites for Comprehensive Permits.
- Objective 2: Facilitate the redevelopment of the Draper Factory into a site with a variety of uses that will allow it to be integrated with the existing Town Center.

- Action item: Expand the allowable uses on the Draper site beyond industrial.
- Action item: As part of the Mixed-Use Overlay zoning update, engage the community in developing a common vision for a revitalized downtown Hopedale to help guide the development process.
- Objective 3: Support the development of multifamily units.
 - Action item: Revise the Zoning Bylaws to allow multifamily units by right in some areas such as the Draper Factory site.
 - Action item: Determine the most desirable locations to encourage multifamily units based on factors such as the availability of transit, utilities, and amenities.
 - Develop Zoning Bylaw amendments to regulate the design, scale, and location of multifamily development allowed by right.
- Objective 4: Re-examine parking standards for all use, and develop new standards as needed.
 - Action item: Determine parking requirements for uses that are new to Hopedale, such as multifamily housing.
 - Action item: Reevaluate current parking standards to ensure that adequate space for vehicles is provided without unduly converting open space into parking lots or making development infeasible.

Goal 3: Strengthen the commercial and industrial uses that contribute to Hopedale’s economic base.

- Objective 1: Evaluate current zoning districts and ensure that they reflect appropriate uses.
 - Action item: Evaluate whether the current extent of commercial and industrial zoning districts are consistent with local priorities, and potentially develop a plan for appropriate re-zoning.
 - Action item: Explore the option of more targeted zoning in order to encourage commercial and industrial development.
 - Action item: Consider reconfiguring commercial and industrial zones to be smaller but more permissive, limiting development to only the most appropriate areas while making development easier within those zones.
- Objective 2: Enhance the public accessibility of the Zoning Bylaws
 - Action item: Maintain an up to date, searchable, navigable online version of Hopedale’s Zoning Bylaws. Beyond a PDF, the digital version should include active “buttons” in the Table of Contents so that readers can “jump” to the desired section.
 - Action item: Make the full color zoning map available to the public online potentially utilizing interactive GIS technology.

Goal 4: Continue to strengthen Hopedale’s tools for protecting open space and other land use through zoning.

- Objective 1: Create an accessible inventory of existent open space, environmentally significant areas, and other natural resources.
 - Action item: Identify parcels of significant environmental value to be catalogued and made accessible to Town staff and volunteers as well as the public.

- Action item: Allow Town boards and departments to provide up-to-date recommendations for the most appropriate use of underutilized parcels.
- Objective 2: Use zoning to preserve areas of natural beauty.
 - Action item: Rezone identified areas of environmental importance to encourage either preservation or environmental conscious forms of development and design.
 - Action item: Require increased preservation of open space in certain zoning districts in exchange for increased density in the developable portions of a parcel.
 - Action item: Look beyond the Stretch Code and MGL to consider requiring enhanced sustainable or energy efficient design for new developments.

Goal 5: Preserve historic structures and historic areas of Town.

- Objective 1: Encourage adaptive reuse of historic buildings.
 - Action item: Adopt zoning provisions that encourage the preservation of existing historic buildings by offering incentives such as increased flexibility for use and dimensional standards.
- Objective 2: Publicly revisit and codify as needed the criteria and restrictions for a “historic district” and/or “historic building,” etc.
 - Action item: Revisit appropriate locations for a Local Historic District, based on past proposals and community feedback.
 - Action item: Develop Local Historic District regulations that preserve the appearance of historically significant areas without placing an undue burden on homeowners or stifling new development.

Implementation Plan

The input and participation encapsulated in this Master Plan is essential to ensure this plan will not “sit on a shelf.” Because the Master Plan serves as a blueprint and contains a “menu” of various options, creating an implementation plan and strategy is critical.

Fundamental to putting a Master Plan into action is a Master Plan Implementation Committee. This working group should consist of a diverse set of members. As such, there are a wide range of options for the composition of the Implementation Committee.

Hopedale's Historic Town Hall and the restaurant located at Town Hall in present day.



The following example can be tailored provided the availability of key staff people and/or interested residents to carry forward the entire plan:

- Select Board Member
- Planning Board Member
- Capital Planning Committee Member
- Finance Committee Member
- Town Official(s) such as Town Administrator, Asst. Town Administrator, Town Planner
- Conservation, Recreation, Historical Commission

The Committee should be a manageable size in order to secure quorum. It should meet regularly and be connected to decision making bodies such as the Select Board and/or Finance Committee. The Committee should consider establishing a series of initial goals over the first one to two years. Subsequently, they will benefit from further evaluating priority actions and designating responsible parties and funding sources. One approach could be to identify, in consultation with other Town officials and boards, at least one goal/action item in the plan to be pursued by each of the relevant existing Boards and Committees in Town. This type of program would allow for multiple actions to be explored simultaneously by existing bodies, especially where staff time is limited.

After a period, the Select Board should gauge the effectiveness of the Master Plan and identify or fund resources for next steps. Other important aspects that should be considered by an Implementation Committee include:

- **Representation:** The Select Board, Capital Planning Committee, Planning Board and other boards and committees will need to work together with Town staff and residents to use this Master Plan as a guidance and policy document.
- **Accountability:** A mechanism for reporting on progress should be established. The goal maybe to track action, identify funding sources, or identify barriers to implementation. If actions can be coordinated and grouped, the effectiveness and ability for the Plan to be useful is increased. Benchmark regularly. Provide a report on progress to the Select Board and/or at Annual Town Meeting or Town Report.
- **Education:** It will be important for Town Meeting members to be aware of the Master Plan to understand that many future actions and funding requests may be generated out of its goals and actions.
- **Adaptability:** It is important to note that planning is a dynamic process and priorities can shift over time. The Town's capacity to implement the Plan may be altered due to changes in Town financial status, economy, or by other factors. Therefore, the implementation matrix is not intended to be "set in stone." The Plan offers background and guidance but requires interpretation, investigation, and subsequent action.

Implementation Matrix

The Implementation Matrix summarizes the specific action items for each “goal” and “objective” found at the end of each chapter. The action items list a priority, a timeframe to completion, responsible party, and resources such as funding sources, technical assistance, and stakeholders. Table IMP1 defines abbreviations used in the implementation matrix. The matrix is organized by Master Plan chapter.

Table IMP1. Implementation Matrix Abbreviations

AARP	American Association of Retired Persons
AD	Assessing Departments
ADA	American with Disabilities Act
AHPC	Affordable Housing Preservation Corp
AARP	American Association of Retired Persons
ARPA	American Rescue Plan Act funds
BLDG	Building Department
BOA	Board of Assessors
BOH	Board of Health
BVCOC	Blackstone Valley Chamber of Commerce
CC	Cultural Council
CDBG	Community Development Block Grant
Chamber	Chamber of Commerce
CHAPA	Citizens' Housing and Planning Association
CMHCC	Central Massachusetts Historical Commission Coalition
CMHSC	Central Massachusetts Homeland Security Counsel
CMMPO	Central Massachusetts Metropolitan Planning Organization
CMRPC	Central Massachusetts Regional Planning Commission
CMRSWC	Central Massachusetts Regional Stormwater Commission
COA	Council on Aging
ConCom	Conservation Commission
CP	Capital Planning
CPA	Community Preservation Act
CPTC	Citizen Planner Training Collaborative
DC	Disabilities Commission
DCR	MA Department of Conservation and Recreation
DCS	MA Department of Conservation Services
DHCD	MA Department of Housing and Community Development
DIC	Development Industrial Commission
DLS	MA Division of Local Services
DLTA	District Local Technical Assistance
DOER	MA Department of Energy Resources
DRC	Downtown Revitalization Committee
EEA	MA Executive Office of Energy and Environmental Affairs
FieldCom	Field Committee
FinCom	Finance Committee
HA	Housing Authority
HC	Historical Commission
HIA	Hopedale Industrial Airport

HWY	Highway Department
LAND	Local Acquisitions for Natural Diversity grant program
LPA	Local Planning Assistance
MAHT	Municipal Affordable Housing Trust
MassDOT	MA Department of Transportation
MassEVIP	MA Electric Vehicle Incentive Program
MDE	Massachusetts Department of Education
MDEP	MA Department of Environmental Protection
MDMH	MA Department of Mental Health
MEMA	Massachusetts Emergency Management Association
MHP	Massachusetts Housing Partnership
MOD	MA Office of Disabilities
MPIC	Master Plan Implementation Committee
MSBA	Massachusetts School Building Authority
MPSC	Master Plan Steering Committee
MSMSC	Massachusetts Municipal Stormwater Coalition
MSPCA	Massachusetts Society for the Prevention of Cruelty to Animals
MVP	Municipal Vulnerabilities Preparedness program
MWCOC	MetroWest Chamber of Commerce
OEHED	MA Executive Office of Housing and Economic Development
OSRPC	Open Space and Recreation Planning Committee
PARC	Parklands Acquisition and Renovations for Communities grant program
ParkCom	Parks Commission
PB	Planning Board
PD	Police Department
RC	Road Commissioners
SB	Select Board
SBA	Small Business Administration
SchoolCom	School Committee
Schools	School District/ School Board
StormWat	Stormwater Commission
TA	Town Administrator
TACCNT	Town Accountant
TC	Town Clerk
TP	Town Planner
W/S	Water & Sewer Departments
WBDC	Worcester Business Development Corporation
ZBA	Zoning Board of Appeals

HOPEDALE MASTER PLAN IMPLEMENTATION MATRIX

Open Space, Recreation, and Natural Resources Chapter	Priority (L, M, H)	Time to Completion from Start	Magnitude of cost: Very Low- 0-50k Low- 50-100k Med- 100-250k High: 250k- 500k Major capital item: 500k+	Responsible Parties	Resources
Goal 1: Ensure accessibility of open space and recreation opportunities for people of all capabilities.					
Objective Identify facilities lacking accessibility and take corrective action.					
Action item	Ensure that all of the Town's facilities and recreational areas are included in the future town-wide ADA Self-Assessment and Transition Plan.	M/H	8-16 months	Very Low/ Low	OSRPC, DC, SD, ParkCom, Town Meeting, CMRPC via DLTA, ADA Improvement Grant, CPA
Objective Improve walkability and bikeability of the Town.					
Action item	Identify trails at the Parklands to resurface for accessibility. Resurface accordingly.	M	6-12 months	Low	OSRPC, ParkCom, DC, HWY, Town Meeting, MassTrails Grant, Land and Water Conservation Fund, CPA
Action item	Construct bike lanes in high traffic areas of Town to allow for safe and protected biking opportunities.	L	8-18 months	Low/ Med	ParkCom, HWY, Town Meeting, MassTrails Grant, Complete Streets Program, CPA
Action item	Add benches and picnic areas along the Parkland trails so that pedestrians and bicyclists have areas to rest.	L/M	3-6 months	Low	OSRPC, ParkCom, HWY, Town Meeting, MassTrails Grant, ADA Improvement Grant, PARC Grant, CPA
Objective Eliminate communication barriers at open space and recreation areas throughout Town.					
Action item	Update signage at trails and parks around Town to include other languages.	M	3-6 months	Very Low	OSRPC, ParkCom, Town Meeting, MassTrails Grant, Land and Water Conservation Fund, CPA
Action item	Update signage and wayfinding at the Parklands to be clear and easily understood.	L/M	3-6 months	Very Low	OSRPC, ParkCom, Town Meeting, MassTrails Grant, Land and Water Conservation Fund, CPA
Goal 2: Improve and maintain existing open space and recreation opportunities.					
Objective Manage and restore existing fields, courts, and other active recreation facilities.					
Action item	Increase recreation facility staffing and plan for future staffing needs at recreational facilities.	L/M	Ongoing	Medium	ParkCom, FinCom, TA, Town Meeting
Action item	Improve drainage at Draper Field and Town Park.	M/H	12-18 months	Medium	ParkCom, FieldCom, Town Meeting, MVP Action Grant, PARC Grant, CPA
Action item	Identify additional active recreation facilities in need of repairs or upgrades.	M	6-12 months	Very Low	ParkCom, SB, OSRPC, Town Meeting, CMRPC via DLTA and LPA, CPA
Action item	Update or relocate the tennis courts so that they meet regulation standards.	M	6-12 months	Very Low/ Low	ParkCom, FieldCom, Town Meeting, PARC Grant, Land and Water
Action item	Provide and maintain fields that are adequate for field hockey.	M	6-12 months	Very Low/ Low	ParkCom, FieldCom, Town Meeting, PARC Grant, Land and Water
Action item	Ensure the recreational facilities are part of the future facilities maintenance schedule.	M/H	12-18 months	Medium	ParkCom, FinCom, Town Meeting
Action item	Establish Park Director position to oversee maintenance and manage park activities and schedules.	M/H	12-18 months	Low/ Med	ParkCom, FinCom, TA, Town Meeting
Objective Increase utilization and awareness of open space and recreation opportunities.					
Action item	Promote and update information at Town historical sites.	M	6-12 months	Low	TC, ParkCom, Town Meeting, CPA, MHC
Action item	Create a new resident "welcome packet" highlighting the services that the Town provides as well as all of the facilities and programs that residents can take advantage of.	M	4-8 months	Very Low	TC, SB, TA, TP, Town Staff

Objective	Manage and restore existing passive recreation opportunities.					
Action item	Maintain the Parklands trails.	M	Ongoing	Low/ Med	ParkCom	Town Meeting, MassTrails Grant, Land and Water Conservation Fund, CPA
Action item	Identify and implement relevant stormwater Best Management Practices at the Parklands.	M	6-8 months	Medium	StormWat, ParkCom	Town Meeting, MVP Action Grant
Action item	Upgrade the playground equipment at Town Park.	M	6-18 months	Low	ParkCom	Town Meeting, Land and Water Conservation Fund,
Action item	Restore and improve aquatic activities at Hopedale Pond and Spindleville Pond.	M	1-2 years	Low/ Med	ParkCom, SB	Town Meeting, MVP Action Grant, Land and Water Conservation Fund, CPA
Action item	Identify additional passive recreation locations in need of repair or upgrades.	M	6-12 months	Very Low	ParkCom, SB, OSRPC	Town Meeting, CMRPC DLTA, CPA
Goal 3: Develop new open space and recreation opportunities in areas of Town that are lacking in environmental equity.						
Objective	Provide plentiful active recreation opportunities by mataining and developing new fields, courts, and facilities.					
Action item	Identify, prioritize, and address backlogged repairs and deferred maintenance of active recreation faciilites.	M/H	Ongoing	Varies	FieldCom, CP, ParkCom,	Town Meeting, PARC Grant, Land and Water Conservation Fund, CPA
Action item	Identify additional locations and needs for new athletic fields and/or courts.	L/M	6-12 months	Low	FieldCom, ParkCom	Town Meeting, PARC Grant, Land and Water Conservation Fund, CPA
Action item	Construct a new multi-sports turf field with a walking/ running track	L/M	1-2 years	Medium	FieldCom, CP, ParkCom,	Town Meeting, PARC Grant, Land and Water Conservation Fund, CPA
Action item	Construct baseball and softball turf fields.	L/M	1-2 years	Medium	FieldCom, CP, ParkCom,	Town Meeting, PARC Grant, Land and Water Conservation Fund, CPA
Action item	Construct a skate park.	L	1-2 years	Medium	FieldCom, CP, ParkCom,	Town Meeting, PARC Grant, Land and Water Conservation Fund, CPA
Objective	Expand on passive recreation and open space opportunities in Town by establishing new resources and/or connecting to existing resouces.					
Action item	Construct a splash pad for summer use.	L	6-12 months	Very Low/ Low	FieldCom, ParkCom	Town Meeting, PARC Grant, Land and Water Conservation Fund, CPA
Action item	Add a sandy beach area to Hopedale Pond to restore the Town Beach.	L/M	1-2 years	Medium	ParkCom	Town Meeting, PARC Grant, Land and Water Conservation Fund, CPA,
Action item	Create a trail connection to the Milford bike path.	L/M	6-12 months	Low	ParkCom	Town Meeting, Land and Water Conservation Fund, CPA, MassTrails Grant
Objective	Expand and promote cultural, historical, and arts opportunities and/or events at parks in Town.					
Action item	Expand and promote summer craft days at the Town Park/playground area.	M	Ongoing	Very Low	CC, ParkCom	Town Meeting, CPA
Goal 4: Increase preservation and resilience of natural resources.						
Objective	Protect wetlands, vernal pools, riparian zones, surface waters, and other water resources.					
Action item	Create an invasive species removal plan for Hopedale Pond.	M/H	6-12 months	Very Low	ParkCom, ConCom, HWY	Town Meeting, MVP Action Grant, CPA
Objective	Utilize open spaces for water storage and collection.					
Action item	Identify flood storage locations in Town and protect these spaces and buffer zones in perpetuity with Conservation Restrictions.	M/H	2-5 years	High	ParkCom, W/S, ConCom, HWY	Town Meeting, MVP Action Grant, CPA
Action item	Periodically resurvey for potential vernal pools and certify any that are newly identified.	M/H	6-12 months	Very Low	ParkCom, W/S, ConCom,	MVP Action Grant; MassWildlife, National Heritage and Endangered

Objective	Preserve farmlands, forested areas, and meadows.					
Action item	Create an inventory of existing and potential farmlands in Hopedale. Work with owners to preserve the land.	M	6-12 months	6-12 months; Ongoing	ZBA, ConCom, OSRPC, ParkCom	MVP Action Grant, CMRPC DLTA and LPA, CPA
Action item	Provide educational materials to the public on Chapter 61, 61A, and 61B programs to encourage utilization.	M/H	6-8 months	Very Low	BOA, ConCom, ParkCom, TA	MVP Action Grant, District Local Technical Assistance, CPA; masswoods.org/sites/masswoods.net/files/Ch61-v2.pdf
Action item	Provide educational materials to the public on Conservation Restrictions and Agricultural Preservation Restrictions to encourage utilization.	M	6-8 months	Very Low	ParkCom, ConCom	MVP Action Grant, District Local Technical Assistance, CPA
Objective	Protect wildlife habitats and improve connectivity.					
Action item	Maintain an up-to-date inventory of wildlife corridors in the Town.	M	3-6 months	Very Low	ParkCom; ConCom	CMRPC DLTA or LPA, MVP Action Grant
Action item	Research and establish regulations to protect wildlife corridors from deforestation.	H	6-12 months	Very Low	ConCom, ParkCom	CMRPC DLTA, MVP Action Grant
Action item	Identify culverts that could be upgraded and naturalized to allow for easier wildlife passage. Upgrade accordingly.	M	2-4 years	Very Low	StormWat, ConCom, ParkCom	Town Meeting, MVP Action Grant, CMRPC DLTA
Goal 5: Develop an ongoing strategy for community collaboration with future open space and recreation projects.						
Objective	Explore funding options from private stakeholders, Town budget, and grant/loan programs to meet the needs of this plan.					
Action item	Establish a Friends of Hopedale's Parks group to aid in the funding and implementation Parks and Recreation projects.	H	6-12 months	Very Low	ParkCom, SB, ConCom	Residents
Action item	Apply for LAND, PARC, and MassTrails grants to fund priority Open Space and Natural Resources projects included in this plan.	H	Ongoing	Very Low	ConCom, ParkCom	PARC Grant, LAND Grant, MassTrails Grant, CPA, CMRPC DLTA or LPA for technical assistance.
Action item	Research regional and federal grants that could be utilized for these actions.	H	Ongoing	Very Low	ConCom, ParkCom	Town Staff, Local Planning Assistance
Objective	Develop partnerships with the community and other local and regional organizations.					
Action item	Create a Town-sponsored clean up and maintenance crew for the Town's various open space and recreation areas.	M/H	4-8 months	Low	OSRPC, ParkCom, HWY	Town Staff, Town Meeting
Action item	Join and regularly engage with the Blackstone River Watershed Association, Charles River Watershed Association, and the Blackstone Watershed Collaborative.	M/H	Ongoing	Very Low	ConCom, W/S, ParkCom	Town Staff, BRWA, CRWA
Action item	Form a coalition with Towns along the Mill River and within the Mill River Watershed to collaborate on watershed improvements.	M/H	6-12 months	Very Low	ConCom, W/S, ParkCom	MVP Action Grant
Objective	Review, improve, and enforce open space, recreation, and natural resource action plan items periodically.					
Action item	Create a standing Open Space and Recreation Committee that will meet regularly for review and implementation of the Open Space and Recreation Plan.	H	43-6 months	Very Low	OSRC, SB, ParkCom	Residents, Town Staff
Action item	Periodically perform a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis of the open space and recreation facilities, planning efforts, and maintenance.	M	6-8 months	Very Low	OSRC, ParkCom	Town Staff, CMRPC DLTA

Transportation		Priority (L, M, H)	Time to Completion	Magnitude of cost: Very Low- 0-50k Low- 50-100k Med- 100-250k High: 250k- 500k Major capital item: 500k+	Responsible Parties	Resources
Goal 1: Maintain and enhance the condition of Hopedale's transportation network.						
Objective	Establish a asset condition survey program for town-owned transportation assets.					
Action item	Conduct initial asset inventory and follow up surveys as needed	H	1-2 years	Very Low	TA, HWY	Town Staff
Action item	Adjust funding levels to maintain and improve the condition of the transportation network and its assets	H	Ongoing	Low/ Med	HWY, TA, SB, FinCom	Town Staff, Town Meeting
Action item	Implement improvements recommended in the Asset Improvement Suvey Program program.	M	3 Years	High	DPW	Town Staff, MassDOT
Action item	Conduct an annual review of the MassDOT Road Inventory File and submit updates as needed	L	1 Year	Very Low	HWY	Town Staff, CMRPC for technical assistance
Objective	Improve the accessibility of Hopedale for all residents.					
Action item	Complete a MassDOT tier 2 complete streets prioritization plan	M	2 Years	Very Low	DPW	MassDOT Complete Streets Program, CMRPC for
Action item	Repair deficient sidewalks and curb ramps and fill in gaps in the sidewalk network as laid out in the complete streets prioritization plan	M	3 Years	Very Low	DPW	MassDOT Complete Streets Program, AARP grant, Town Meeting
Action item	Implement the policies laid out in the Hopedale Complete Streets Policy	L	Ongoing	Very Low	HWY, PB	MassDOT Complete Streets Program, AARP grant, Town
Objective	Improve State-owned and maintained roads.					
Action item	Advocate with MassDOT to improve State-owned and maintained roads that pass-through Hopedale	L	Ongoing	Very Low	HWY, SB	CMMPO, MassDOT
Objective	Improve maintain the condition of the Hopedale Industrial Airport.					
Action item	Work with MassDOT and Hopedale Industrial Airport ownership to support the recommendations and findings of the Massachusetts Airport Pavement Management System (APMS)	L	Ongoing	Very Low	HWY, TA	Town Staff, MassDOT, HIA
Action item	Work with MassDOT and Hopedale Industrial Airport Ownership to support the recommendations and findings of the Massachusetts Statewide Airport System Plan	L	Ongoing	Very Low	HWY, TA	Town Staff, MassDOT, HIA
Objective	Increase funding for transportation network.					
Action item	Increase town funding for roads and other transportation infrastructure to help maintain the condition of the network	M	3 Years	Med	HWY, SB, CP, Fincom	Town Meeting
Action item	Work with regional and state organizations to find a secure funding for replacing and improving transportation assets	L	Ongoing	Low	HWY, TA, SB, FinCom	MassDOT, CMRPC
Action item	Work with regional and state organizations to help secure funding for the development of studies and plan of the transportation network	L	Ongoing	Low	HWY, SB, FincCom	MassDOT, CMRPC
Goal 2: Maintain and enhance the safety of Hopedale's transportation network.						
Objective	Provide a network of adequately maintained sidewalks, safe pedestrian crossings, and bicycle facilities.					
Action item	Become active members of the MassDOT Safe Routes to Schools Program	M	2 Years	Low	HWY, SB	MassDOT, CMRPC

Action item	Complete MassDOT Complete Street Tier 2 prioritization plan	M	2 Years	Very Low	DPW	MassDOT, CMRPC
Action item	Improve street lighting in the Downtown Hopedale (specifically, replace those that were lost with the removal of the Draper Mill), and other areas where increased lighting would improve safety	L	4 Years	High	HWY, PB	DOER, National Grid
Action item	Implement network improvements on roads within 1 mile of all schools, Adin Street, and Hopedale Street	M	5 Years	High	HWY, SB	Safe Routes to Schools
Objective	Study and improve areas with high numbers of vehicular or non-motorized accidents.					
Action item	Collaborate with the Hopedale Police Department to conduct an in-depth collision analysis of high vehicle crash locations throughout Hopedale including, but not limited to, Freedom Street/Northrop Street/ Jones Road/ William Street, Mendon Street (Rt 16)/ Hopedale Street, Hartford Ave East/ South Main Street (Rte. 140), Dutcher Street/Green Street	M	1 year	Very Low	HWY, PD	CMRPC
Action item	Plan and implement safety enhancements to sidewalks, pedestrian crossings, and bicycle facilities.	M	5 Years	High	HWY	Town Departments
Action item	Continue to utilize enhanced signage, when possible, to increase driver alertness	L	Ongoing	Low	HWY	Town Meeting
Action item	Review options to implement pedestrian improvements on Freedom Street.	M	3 Years	Med	HWY, SB	Town Staff
Objective	Support improvements to at-grade-rail crossings in Hopedale.					
Action item	Work with railroad owners to implement safety enhancements at at-grade railroad crossings.	L	10 Years	Med	HWY, TA, SB	Town Staff
Action item	When possible, coordinate rail crossings with nearby traffic signals especially along Route 16	L	10 Years	Low	DPW	Town Staff
Goal 3: Improve multimodal transportation access to better provide local and regional connectivity.						
Objective	Improve transit access for local and regional trips.					
Action item	Work with the Metro West Regional Transit Authority (MWRTA) to improve the frequency and coverage of transit service	L	Ongoing	Very Low	TP, PB	CMRPC
Action item	Work with the MWRTA to explore possible commuter shuttles connecting to large employers and MBTA stations for Hopedale and surrounding communities	L	Ongoing	Low	TP, PB	CMRPC
Action item	Work with MWRTA to explore implementing the CatchConnect service in Hopedale	M	Ongoing	Med	TP, PB	CMRPC
Action item	Explore the creation of a park-and-ride lot that can be used for commuting and other trips	M	5 Years	Very Low	TP, PB	CMRPC
Objective	Improve walkability and bike-ability in Hopedale.					
Action item	Complete MassDOT Complete Street Tier 2 prioritization plan	M	2 Years	Very Low	DPW	MassDOT, CMRPC
Action item	Secure funding to add new accommodations for pedestrians and cyclists	L	Ongoing	Very Low	HWY, PB	MassDOT/ Complete Streets, Shared Streets and Spaces
Action item	Expand the pedestrian and bicycle network to close gaps identified in Complete Street Prioritization Plan	M	5 Years	Low	HWY, PB	Town Staff

Action item	Explore the possibility of a greenway in Hopedale possibly connecting with the Parklands and other area greenways and rail trails	H	5 - 10 Years	Major Capital Item	HWY, TP, PB, SB	PARC Grant Program, EEA, DCS,
Action item	Adopt the goals and objectives in both the CMMPO Regional Bicycle Plan and Pedestrian Plan	L	Ongoing	Very Low	HWY, PB, SB	Town Committees, CMRPC for Technical Assistance
Objective	Strengthen connections within and proximate to downtown Hopedale.					
Action item	Implement the recommendations of the currently underway WBDC parking study	M	5 Years	Low	HWY, PB	Town Staff, Town Committees
Action item	Address parking supply and quality issues at the Memorial Elementary and Junior/Senior High schools.	L/M	1-3 years	High	Schools, CP, HWY	MassDOT; Shared Streets and Spaces grant program; Safe Routes to School
Action item	Provide enhanced pedestrian and micro-mobility accommodations to connect Downtown with neighborhoods	L	10 Years	Med	HWY, PB	Shared Streets and Spaces Grant Program, AARP Grants, Complete Streets
Objective	Freight and commercial mobility.					
Action item	Inventory key truck routes in Hopedale and work to ensure that road facilities are adequately designed and maintained to accommodate large commercial vehicles	L	5 Years	Very Low	HWY, PB	Town Staff
Action item	Work with new developments and existing facilities to reduce conflicts with residential land uses such as restricting turning movements to direct traffic in favorable ways	H	Ongoing	Very Low	HWY, PB, TP	Town Staff
Goal 4: Plan for emerging transportation technology.						
Objective	Prioritize infrastructure development if funding is available.					
Action item	Develop an electric vehicle charging strategy for downtown Hopedale	L	2 Years	Very Low	HWY, PB, TP	DOER, MDEP, MasseVIP Grant Program, Fleet
Action item	Prioritize the development of micro-mobility accommodations including provisions for bikes, scooters, and e-bikes in public spaces	L	Ongoing	Very Low	HWY, PB, TP	CMRPC for technical assistance
Action item	Explore accommodations to improve access to rideshare in Hopedale	L	5 Years	Very Low	HWY, PB	Town Staff
Goal 5: Enhance the interconnectivity and circulation within Hopedale center.						
Action item	Work with current owner of Draper Factory site to determine best layout for added/modified roadway network within the site.	H	5 Years	Very Low	HWY, PB, TP	Town Staff, WBDC
Action item	Review and consider proposal to extend Fitzgerald Drive through the Draper Factory site.	H	5 Years	Very Low	HWY, PB, TP	Town Staff
	Land Use	Priority (L, M, H)	Time to Completion	Magnitude of cost: Very Low- 0-50k Low- 50-100k Med- 100-250k High: 250k- 500k Major capital item: 500k+	Responsible Parties	Resources
Goal 1: Maintain a modern and accurate set of Zoning Bylaws.						
Objective	Identify the scope of changes needed to modernize the zoning.					
Action item	Conduct a zoning diagnostic to identify whether the Zoning Bylaw should be rewritten or selectively updated.	M	6-12 months	Very Low/ Low	PB, TP, ZBA	CMRPC; EEA PAG grant
Objective	Implement the changes needed to modernize the zoning.					

Action item	Conduct a comprehensive zoning rewrite or proceed with selective updating as dictated by need and funding.	H	12-18 months	Varies by scope	PB, Various Depts.	CMRPC for TA; EEA PAG grant, Community One Stop for Growth
Objective	Make necessary general and administrative changes to the Zoning Bylaws.					
Action item	Conduct a comprehensive review of zoning changes passed at Town Meeting and ensure that all have been properly accepted by the Attorney General and incorporated into Hopedale's Zoning Bylaw.	M	4-6 months	Very Low	ZBA, PB/TP, TA	CMRPC for TA
Action item	Review and recodify (i.e., reformat, re-organize, and re-systematize) the zoning bylaws for consistency, clarity, completeness without altering the substance of any regulations. Include formatting, organization, adding and improving definitions, and eliminating illegal, unnecessary, and outdated bylaws).	M/H	6-12 months	Low	ZBA, PB/TP	CMRPC for TA
Objective	Make necessary policy and regulatory changes to the Zoning Bylaws.					
Action item	Reevaluate the purpose and regulations for each existing zoning district. Outdated or obsolete districts may be removed, and existing districts may be altered to better achieve land use goals.	H	6-12 months	Very Low	ZB, PB/TP, TA	CMRPC (LPA), Community One Stop for Growth
Action item	Cross-reference the Zoning Bylaw with other Hopedale regulations and plans, to identify substantive areas for update. [See other Land Use in the matrix for a partial list].	M/H	6-12 months	Very Low	ZBA, PB/TP, DIC	CMRPC for TA
Action item	Research the zoning and bylaws of local comparison communities and identify opportunities for modeling their practices and bylaws.	M	8-12 months	Very Low/ Low	TP, ZBA, PB	CMRPC (DLTA)
Action item	Where substantive policy changes are needed, rewrite select aspects of the Zoning Bylaws.	M/H	8-12 months	Low	ZBA, PB/TP	Community One Stop for Growth
Action item	Following recodification and substantive revisions, update the Town's zoning map.	M	1 month	Very Low	PB, TP	CMRPC via LPA
Goal 2: Promote the development of new housing units in appropriate locations, in a manner that is mindful of preserving Hopedale's natural beauty and open space.						
Objective	Focus on adaptive reuse, mixed-use, and higher density strategies for housing development.					
Action item	Study the feasibility of adopting tools and programs such as Chapter 40R Smart Growth Zoning Overlay Districts, tax-increment-financing, and Business Improvement Districts in targeted areas.	M/H	8-12 months	Very Low	AD, BOA, TP/PB, ZBA, TA, DIC	Town Committee, Town Staff
Action item	Identify areas suitable for mixed-use development and develop zoning to encourage an appropriate mix of uses in those areas.	L/M	6-12 months	Very Low	PB, ZBA, DRC, TP	CMRPC via DLTA
Action item	Conduct a feasibility study to determine appropriate locations for denser multifamily development, including the potential sites for Comprehensive Permits.	M	6-12 months	Very Low/ Low	HA, TP/PB, TP, ZBA	CMRPC via DLTA; EEA PAG grant
Objective	Facilitate the redevelopment of the Draper Factory into a site with a variety of uses that will allow it to be integrated with the existing Town Center.					
Action item	Expand the allowable uses on the Draper site beyond industrial.	H	9-12 months	Very low	ZBA, TP, DIC, TA,	CMRPC via DLTA

Action item	As part of the Mixed-Use Overlay zoning update, engage the community in developing a common vision for a revitalized downtown Hopedale to help guide the redevelopment process.	H	6-8 months	Very Low	DRC, MPSC, TA, SB	CMRPC via DLTA,
Objective	Support the development of multifamily units.					
Action item	Revise the Zoning Bylaws to allow multifamily units by right in some areas such as the Draper Factory site.	M	8-12 months	Very Low	HA, PB, ZBA	CMRPC (LPA Hours)
Action item	Determine the most desirable locations to encourage multifamily units based on factors such as the availability of transit, utilities, and amenities.	M	4-8 months	Very Low	PB, TP, ZBA, DIC	CMRPC (LPA Hours), EEA Planning Assistance Grant, Community One Stop for Growth
Action item	Develop Zoning Bylaw amendments to regulate the design, scale, and location of multifamily development allowed by right.	M	8-12 months	Very Low	PB, TP, ZBA	CMRPC (LPA Hours), EEA Planning Assistance Grant, Community One Stop for
Objective	Re-examine parking standards for all uses, and develop new standards as needed.					
Action item	Determine parking requirements for uses that are new to Hopedale, such as multifamily housing.	M	8-12 months	Low	RC, TP/ PB	CMRPC for TA; Community One Stop for Growth, EEA Planning Assistance Grants
Action item	Reevaluate current parking standards to ensure that adequate space for vehicles is provided without unduly converting open space to parking lots or making development infeasible.	M	6-12 months	Very Low	RC, PB/TP	CMRPC (LPA or DLTA)
Goal 3: Strengthen the commercial and industrial uses that contribute to Hopedale's economic base.						
Objective	Evaluate current zoning districts and ensure that they reflect appropriate uses.					
Action item	Evaluate whether the current extent of commercial and industrial zoning districts are consistent with local priorities, and potentially develop a plan for appropriate re-zoning.	M/H	6-12 months	Very Low	ZBA, PB/TP, TA	CMRPC (LPA or DLTA)
Action item	Explore the option of more targeted zoning in order to encourage commercial and industrial development.	M/H	6-12 months	Very Low	ZBA, PB/TP, TA	CMRPC (DLTA)
Action item	Consider reconfiguring commercial and industrial zones to be smaller but more permissive, limiting development to only the most appropriate areas while making development easier within those zones.	M/H	6-12 months	Very Low	ZBA, PB/TP	CMRPC (DLTA, LPA)
Objective	Enhance the public accessibility of the Zoning Bylaws.					
Action item	Maintain an up-to-date, searchable, navigable online version of Hopedale's Zoning Bylaws. Beyond a PDF, the digital version should include active "buttons" in the Table of Contents so that readers can "jump" to the desired section.	H	1-2 months	Very Low	ZBA, PB, TA, TC, DIC	Community Compact IT Grants
Action item	Make the full color zoning map available to the public online potentially utilizing interactive GIS technology.	M	< 1 month	Very low	ZBA, PB/TP, TA, TC	Community Compact IT Grants, CMRPC
Goal 4: Continue to strengthen Hopedale's tools for protecting open space and other land uses through zoning.						
Objective	Create an accessible inventory of existing open space, environmentally significant areas, and other natural resources.					
Action item	Identify parcels of significant environmental value to be catalogued and made accessible to Town staff and volunteers as well as the public.	M	3-6 months	Very low	OSRPC, ConCom, DIC	DCR, CMRPC (LPA, DLTA)
Action item	Create a process for Town boards and departments to provide timely recommendations for the most appropriate use of underutilized parcels.	M	6 months	Very low	· NA · unclear · Planning · ?	CMRPC (LPA, DLTA)

Objective	Use zoning to preserve areas of natural beauty.					
Action item	Rezone identified areas of environmental importance to encourage either preservation or environmental conscious forms of development and design.	M/H	6-12 months	Very low	ZBA, OSRPC, ConCom	CMRPC for TA
Action item	Require increased preservation of open space in certain zoning districts in exchange for increased density in the developable portions of a parcel.	M	6-12 months	Very Low	OSRPC, PB, ZBA	CMRPC for TA
Action item	Look beyond the Stretch Code and MGL to consider requiring enhanced sustainable or energy efficient design for new developments.	H	6-12 months	Very Low	PB, ZBA, BLDG	AHPC, DHCD, MHP, CMRPC
Goal 5: Preserve historic structures and historic areas of Town.						
Objective	Encourage adaptive reuse of historic buildings.					
Action item	Adopt zoning provisions that encourage the preservation of existing historic buildings by offering incentives (e.g., increased flexibility for use, density, and dimensional standards).	M	6-12 months	Very Low	PB, HC, ZBA	CMRPC for TA
Objective	Publicly revisit and codify as needed the criteria and restrictions for a "historic district" and/or "historic building," etc.					
Action item	Revisit appropriate locations for a Local Historic District, based on past proposals and community feedback.	L/M	4-6 months	Very Low	HC, PB/TP, ZBA	Preservation Mass, MHC
Action item	Develop Local Historic District regulations that preserve the appearance of historically significant areas without placing an undue burden on homeowners or stifling new development.	M	6-12 months	Very Low	HC, PB, ZBA	Preservation Mass, MHC
Housing and Population		Priority	Time to Completion	Magnitude of cost: Very Low- 0-50k Low- 50-100k Med- 100-250k High: 250k- 500k Major capital item: 500k+	Responsible Parties	Resources
Goal 1: Encourage development of new housing types that are supportive of an aging population, new families, and low-to-moderate income households.						
Objective	Support development of more congregate living opportunities, assisted living, and nursing care to meet the needs of the town's growing senior population.					
Action item	Ensure new senior housing developments are in walkable areas of town with access to transportation alternatives.	M	Ongoing	Very Low	COA, PB/TP, ZBA, BLDG	Town Staff, Town Committees
Objective	Promote the development of housing that is accessible for people with disabilities and mobility difficulties.					
Action item	Advocate for a higher inclusion of accessible units in proposed affordable housing developments.	M	Ongoing	Very Low	HA, PB, DC	Town Staff, Town Committees
Goal 2: Take a proactive approach to planning for the housing needs of current and future Hopedale residents.						
Objective	Analyze and consider the impact of new housing on schools, public safety offices and public services.					
Action item	Conduct GIS-based buildout analysis of developable land to depict future potential of housing units, new residents and schoolchildren, and demand on utilities and infrastructure when the town is fully developed.	M	8-12 months	Very Low	BLDG, PB/TP, DIC	CMRPC for Technical Assistance, DLTA
Action item	Continue to use school population projections and scenario planning to plan for future capital expenditures.	M	8-12 months	Low	SchoolCom, SD, PB	MSBA

Objective	Develop a comprehensive local housing strategy to coordinate all housing initiatives and meet housing goals.					
Action item	Complete a Housing Production Plan to be certified by the Department of Housing and Community Development (DHCD).	M/H	12 months	Very low	HA, PB, TP, BLDG	EPA PAG Program, Community Compact Program, Community One Stop for Growth, CMRPC for Technical Assistance
Objective	Expand the Town's capacity to respond to local housing needs and opportunities.					
Action item	Hire a Town Planner to provide technical assistance and professional expertise on matters of housing in town.	H	immediate	Low/ Med	TA, SB, PB	Town Meeting
Action item	Establish an Affordable Housing Committee to guide the process of creating more affordable housing opportunities in Hopedale.	M	2-4 months	Very Low	HA, TA, SB	Town Committees, Town Staff, MHP, CHAPA
Objective	Stay actively informed on market trends and new opportunities to support growth in housing.					
Action item	Encourage community leaders to participate in informational meetings and forums hosted by organizations such as CMRPC, Mass Housing Partnership (MHP), Citizens' Housing and Planning Association (CHAPA), or Citizen Planner Training Collaborative (CPTC).	M/H	Ongoing	Very Low	SB, TA, TP, BLDG	CMRPC; MHP; CHAPA; CPTC
Goal 3: Pursue creative policies, partnerships, and resources that support the development of new affordable and diverse housing options as well as the rehabilitation of existing homes.						
Objective	Consider and identify appropriate zoning amendments to encourage new developments in appropriate areas of town.					
Action item	Review zoning bylaws to determine if there are excessive dimensional requirements and parking provisions prohibiting the creation of affordable housing.	M	8-12 months	Low	RC, PB, TP, HA, ZBA, DIC	Town Committees, Town Staff, CMRPC LPA Hours
Action item	Consider adoption of a Cottage Housing Bylaw.	M	6-12 months	Very Low	HA, PB, ZBA, DIC	CMRPC LPA Hours, DLTA
Action item	Consider adoption of an Inclusionary Zoning Bylaw to mandate any housing developers (or redevelopers) set aside a portion of proposed housing units as affordable to low-to-moderate income households.	M/H	6-12 months	Very Low	ZBA, PB/TP, DIC	CMRPC LPA Hours
Action item	Review the existing Accessory Apartment provisions and consider modification to offer more flexibility and predictability for applicants, and offer greater opportunities for development including whether accessory units should be allowed by right in certain parts of town.	L/M	6-12 months	Very Low	HA, PB, ZBA, DIC	CMRPC LPA Hours
Objective	Identify and pursue funding opportunities to expand affordable housing options.					
Action item	Utilize Community Preservation Act funds to preserve and create affordable housing.	M	Ongoing		HA, TP, TC	MAHT
Action item	Consider adopting a Municipal Affordable Housing Trust [funded through CPA].	L	10-12 months	Low	HA, TP, TC	SB, CPA
Action item	Apply for funding for capital projects that support the construction and rehabilitation of affordable homes.	M	Ongoing	Very Low	CP, TP, TC	Town Staff, Rural and Small Town Development Fund Capital Grant Program as part of the annual Community One Stop for Growth multi-grant portal, developers

Action item	Actively pursue funding for housing development and rehabilitation as opportunities arise.	M	Ongoing	Very Low	CP, HA,	Town Staff, Rural and Small Town Development Fund Capital Grant Program as part of the annual Community One Stop for Growth multi-grant portal, developers
Action item	Complete a fiscal impact analysis to determine the benefit that different types of housing will bring to the community.	M	8-12 months	Low	FinCom, DIC, PB, HA	Town Staff, CMRPC via DLTA, Community One Stop for Growth multi-grant portal,
Objective	Coordinate with regional developers to attract "Friendly" 40B developments to increase affordable units.					
Action item	Host roundtable discussions in which developers are invited to speak to municipal boards, committees, staff, and residents about potential housing developments and associated challenges or concerns.	M	Ongoing	Very Low	TA, SB, DIC, PB, HA	Town Staff
Objective	Ensure the existing housing stock is safe, healthy, and meets code requirements.					
Action item	Facilitate opportunities for residents to obtain grants and/or zero interest loans for housing rehabilitation.	M	Ongoing	Low	ConCom, BLDG, TP, TC, TA	CDBG
Action item	Support preservation of existing historical homes through initiatives such as historic rehabilitation tax credits, conservation restrictions, or local historic districts.	M	Ongoing	Low	ConCom, HC, HA, BLDG	Preservation Mass; MHC
Action item	Provide educational resources to homeowners and landlords on code requirements, detecting defective conditions and code-enforcement processes.	M/H	Ongoing	Low	BLDG, BOH, ZBA, TC	Town Staff
Objective	Ensure new housing design and location is harmonious with the existing community.					
Action item	Prepare design guidelines that clearly spell out Town design preferences for the construction of new multi-family housing.	M/H	8-12 months	Very Low	BLDG, PB	CMRPC for TA; EEA Planning Assistance Grant, Community One Stop for
Action item	Contract a planning consultant to work with the Planning Board to develop a set of multi-family housing design guidelines.	M	8-12 months	Very Low	PB/TP	CMRPC for TA; EEA Planning Assistance Grant, Community One Stop for
Action item	Determine suitable areas for future multi-family, mixed use, and higher density housing.	M	8-12 months	Very Low	PB/TP, DIC	CMRPC for TA; EEA Planning Assistance Grant, Community One Stop for
Action item	Identify tracts of land available for development including infill sites and redevelopment of currently developed sites.	H	8-12 months	Very Low	DIC, TP, PB,	Town Staff, Town Committees
Action item	Conduct a land suitability analysis with a set of criteria to determine the best areas in town for new housing.	L/M	8-12 months	Very Low/ Low	DIC, TP, PB	CMRPC for TA; EEA Planning Assistance Grant, Community One Stop for
Action item	Ensure local officials and boards are familiar with Smart Growth principles to promote sustainable development.	M/H	Ongoing	Very Low	DIC, SB, PB	Town Staff, Town Committees

Cultural and Historical Resources		Priority	Time to Completion	Magnitude of cost: Very Low- 0-50k Low- 50-100k Med- 100-250k High: 250k- 500k Major capital item: 500k+	Responsible Parties	Resources
Goal 1: Utilize protective zoning, regulatory, and legislative tools to preserve and maintain Town-owned and, optionally, privately-owned historic assets.						
Objective	Ensure protection of the town's historically significant structures.					
Action item	Implement a town-wide education campaign on the benefits of local historic districts.	L/M	Ongoing	Very Low	HC	Preservation Massachusetts
Action item	Explore adoption of a Demolition Delay Ordinance or Bylaw to protect historic and architecturally significant buildings from demolition.	M	12-24 months	Very Low	BLDG, HC	Preservation Massachusetts; CMRPC
Action item	Educate property owners on the benefits of Preservation Restrictions (PR) while encouraging them to pursue this protective measure.	M	Ongoing	Very Low	HC	Preservation Massachusetts
Action item	Undertake priority historic preservation efforts.	M	Ongoing	Very Low to High	HC	CPA
Objective	Ensure cultural landscapes are thoroughly protected.					
Action item	Explore bylaws and policies that would help preserve the town's cultural landscapes such as Scenic Roads Bylaw, Scenic Vista Bylaw, Scenic Overlay District Zoning, Corridor Protection Overlay District Zoning, Transfer of Development Rights, Greenbelt Ordinance, Design Guidelines, Shade Tree Act Bylaw, Billboard controls, or other appropriate preservation measure.	M/H	24-36 months	Very Low	HC, ConCom, CC, HC, ZBA	Preservation Massachusetts; CMRPC
Goal 2: Provide adequate cultural opportunities for Hopedale residents and visitors of all ages and abilities.						
Objective	Expand community outreach initiatives related to the town's cultural and historical resources.					
Action item	Consider initiatives such as guided community tours, self-guided walking tours, history days, farmer's markets, concerts, community theatre, etc. in order to attract visitors and build appreciation for local history and culture.	H	Ongoing	Very Low to Medium	HC, CC	Preservation Massachusetts, Volunteer time,
Action item	Promote local history and culture at Town events.	M	Ongoing	Very Low	HC, CC	Volunteer time
Objective	Enhance public access to cultural and historic resources and information.					
Action item	Develop a publicly accessible, comprehensive inventory of the town's historic resources including the historic artifacts, properties, structures, districts, burial grounds, and any other notable features of Hopedale's history.	M	12-18 months	Low	HC	Staff and volunteer time; Preservation Massachusetts grant programs
Action item	Make information on Hopedale's rich cultural and historic assets widely available to residents and visitors in formats that are accessible, attractive, and easy to understand.	M	12-18 months	Low	HC, CC, TC	Staff and volunteer time; Preservation Massachusetts grant programs
Action item	Utilize new wayfinding signage, enhanced gateway features, and other beautification or place-making projects to promote the community's rich heritage, enhance local identity, and foster a sense of place.	L/M	18-24 months	Medium	ParkCom, CC	Community One Stop for Growth

Action item	Promote arts and cultural events and programming through efforts such as enhanced social media outreach, a comprehensive and user-friendly town events calendar, links on the Town website, or any other appropriate methods.	M/H	Ongoing	Very Low	CC, TC	Staff and volunteer time
Objective	Ensure there are cultural opportunities that cater to the needs and desires of all town residents.					
Action item	Encourage greater participation from youth to serve on committees that sponsor cultural activities.	M/H	Ongoing	Very Low	Schools, SB, CC	Staff and volunteer time
Action item	Work with community leaders and organizations to identify any barriers to arts and cultural programming, including financial, transportation, child-care, or accessibility issues.	M/H	6-12 months	Very Low	CC	Staff and volunteer time
Goal 3: Support strong connections among Hopedale's arts, culture, historic and business communities through efficient communication and coordination.						
Objective	Encourage greater coordination and collaboration among local and regional preservation groups.					
Action item	Develop formal communication channels among local preservation groups to ensure awareness of current issues and activities in Hopedale, including routine distribution of meeting agendas and minutes, scheduling of occasional group meetings to share resources and ideas, and development of joint activities.	H	6-12 months	Very Low	ConCom, SB, TC, CC	Local preservation groups
Action item	Partner with organizations such as the Central Massachusetts Historical Commission Coalition, Blackstone Heritage Corridor, and National Park Service to host public events dedicated to Hopedale's history and heritage.	M	Ongoing	Very Low	HC, CC	CMHCC; Blackstone Heritage Corridor; National Park Service
Action item	Pursue partnerships with local college and university programs that could provide assistance to the town with arts, history, and preservation activities.	M	Ongoing	Very Low	ConCom, HC, CC, SC	Local colleges and universities
Objective	Ensure long-term sustainability of Hopedale's historic and cultural resources.					
Action item	Coordinate, develop and implement a plan outlining routine maintenance activities and sustainable funding sources for Town-owned historic properties.	H	6-12 months	Very Low	PB, HC	Staff and volunteer time
Action item	Actively seek public and private funding to enhance maintenance and preservation of historic and cultural resources.	H	Ongoing	Very Low	ConCom, HC, CC	Staff and volunteer time; Massachusetts Preservation Projects Fund; Preservation Massachusetts grant programs
Objective	Ensure the history of Draper Mill is adequately preserved and promoted.					
Action item	Preserve remaining artifacts from the historic Draper Mill.	M	12-18 months	Low	HC, Red Shop	Volunteer time; Massachusetts Preservation Projects Fund; Little Red
Action item	Properly document and share the mill's history and impact on the town of Hopedale.	M	6-18 months	Very Low	HC, Red Shop	Volunteer time; Massachusetts Preservation Projects Fund

Economic Development		Priority	Time to Completion	Magnitude of cost: Very Low- 0-50k Low- 50-100k Med- 100-250k High: 250k- 500k Major capital item: 500k and up	Responsible Parties	Resources
Goal 1: Develop responsible growth incentives for a variety of uses for available commercial and investment property to diversify the tax base without overburdening town resources.						
Objective	Increase economic development capacity.					
Action item	Continue applying for Economic Development grants through the Community One Stop for Growth and other programs so the Town can expand its capacity for grant research, writing, and regulatory compliance.	H	Ongoing	Very Low	DIC, TA, TP	CMRPC
Action item	Work with developers and existing/prospective business owners to cultivate and retain businesses.	H			TA, SB, MPIC	Town Staff, Town Committees
Action item	Hire a Town Planner to assist with developing town guidelines, ensuring any new potential commercial and industrial development does not overburden services and infrastructure, helping applicants navigate the application and permitting processes, assist land use boards. Explore shared staffing and inter-municipal agreements.	H	1 year	Low/Med	TA, SB, TMTG	CMRPC, Community Compact Efficiency and Regionalization grant program
Action item	Establish a "Planning Department" to conceptually house planning, zoning, conservation, and inspectional services.	H	8-12 months	Very Low	PB, SB, TA	TP, Inspectional Services
Action item	Create a Master Plan Implementation Committee to ensure the strategies contained in the plan are implemented in a timely manner.	H	3-6 months; ongoing	Very Low	TA, SB, PB, MPSC	Town Committees, Town Staff
Objective	Offer incentives for businesses to develop/expand/relocate/grow.					
Action item	Continue to seek technical assistance from state/regional entities that specialize in/have access to a variety of financing such as bonds, loans, tax credits, and grants for commercial endeavors, including MassDevelopment and CMRPC.	M/H	Ongoing	Very Low	AD, BOA, DIC, TA	MassDevelopment
Action item	Implement fast-track/Chapter 43D permitting for priority development sites.	M	6-12 months	Very Low	BLDG, PB, ZBA	Community One Stop for Growth/ EOHEd
Action item	Implement "village center" (mixed-use) zoning in the Town Center, where the most activity/foot traffic occurs, which also forwards the Town's housing goals. Allow for more uses By-Right and for general mix of uses.	H	8-12 months	Very Low	ZBA, PB, BLDG, TA	CMRPC
Action item	Revise Zoning to allow for on-site development incentives where appropriate.	M	6-12 months	Very Low	PB, ZBA, TP, BLDG, DIC	CMRPC
Action item	Explore options for connecting small businesses with resources. Strategies include collaboration with and participation in Chamber and business events, and sharing information with commercial tenants about external grants, loans, and technical assistance.	M	Ongoing	Very Low	CP, DIC	SBA, Chamber

Action item	Adopt a provision allowing the Town to implement District Improvement Financing (DIF) or Tax Increment Financing (TIF) as appropriate to capture tax revenues from new private investment in a specific area and use those revenues toward other economic development or public improvement projects.	M	6-12 months	Very Low	AD, BOA, DIC, FinCom, SB	WBDC
Action item	Explore opportunities to fund a Facade and Sign Improvement matching grant program.	M	Ongoing	Low/Medium	DRC, DIC, FinCom	Chamber
Objective	Eliminate existing barriers that may discourage desirable new growth including providing clear and predictable permitting and procedures.					
Action item	Commission a comprehensive zoning diagnostic and regulatory review that focuses on clearly encoding the development guidelines into the Zoning Bylaw, modifying regulations for a streamlined approval process, and enforcing predictable, intentional development standards.	H	8-12 months	Very Low/ Low	ZBA, SB, TP, PB	CMRPC, other consultants
Action item	Review zoning for opportunities to have Site Plan Review without a Special Permit for certain commercial and industrial uses where appropriate.	M	6-12 months	Very Low	ZBA, PB, TP, DIC, BLDG	Town Committee, CMRPC LPA Hours
Action item	Consider moving towards implementing a single tax rate structure.	M	12-18 months	Very Low	AD, BOA, SB, FinCom	Town Committees
Action item	Resume using consulting engineers for Site Plan Review and other planning functions; ensure all departments use the same engineering firm for consultation.	H	4-8 months	Low	BLDG, PB, TA, SB	Town Meeting
Action item	Implement Joint Permitting Meetings or convene regularly scheduled Round Table Review (where developers can meet with all permitting staff at any stage of application) to improve quality of applications and reduce permitting timelines; alternatively, amend Zoning Bylaws to allow Site Plan Review without a Special Permit for a variety of uses.	H	4-6 months	Very Low	PB, SB, TA, ZBA, BLDG	CMRPC (LPA)
Action item	Use a combined permitting and application process; hold joint hearings with the Planning Board and the ZBA.	M/H	6-12 months	Very Low	PB, ZBA, BLDG, SB	Town Committees
Action item	Continue working to bring the permitting online.	H	6-12 months	Low	BLDG, TA, SB, ZBA, PB	Community Compact IT Grants
Action item	Complete a Permitting Guide.	H	8-12 months	Low	BLDG, TA, PB, ZBA	CMRPC (DLTA)
Goal 2: Create and implement a marketing and communications plan designed to drive awareness of Hopedale's new and ongoing opportunities while providing transparency to its citizens.						
Objective	Develop a town-wide commercial marketing campaign that includes multiple components and is at the forefront for when businesses are considering locating in Hopedale.					
Action item	Create investor-friendly material on various topics (zoning, planning, tax information, schools, census, etc.) that is available online and print formats.	M	6-10 months	Very Low	TA, SB, DIC	Community One Stop for Growth

Action item	Establish public relations communications/public domain website updates (wiki) and a plan for regular website maintenance beyond updates to the main Town of Hopedale website.	M/H	6-10 months	Very Low	TC, DIC	Community Compact IT grant program; Community One Stop for Growth
Action item	Consider a rebranding competition among local colleges or commissioning local graphic/website designers and artists to assist in the marketing campaign.	L/M	6-12 months	Very Low	TC, DIC	Universities in the region;
Action item	Publish a request for proposals (RFP) for a private marketing consultant to complete an all-inclusive marketing plan.	L/M	4-6 months	Very Low/ Low	TA, SB, DIC, TC	MassDowntown Initiative (Community One Stop for Growth)
Action item	Establish working relationship with the MetroWest Chamber of Commerce and strengthen collaboration with the Milford Area Chamber of Commerce and the Blackstone Valley Chamber of Commerce to expand reach.	H	Ongoing	Very Low	TC, DIC, TA, TP	MWCOC, BVCOC, MACOC
Action item	Continue "on-the-ground" work with property owners and businesses to promote the Town's vision, branding, and marketing efforts, i.e. working one-on-one with the business community to involve them, collect their buy-in, and help them prosper.	M/H	Ongoing	Very Low	TC, DIC, TA, TP	Town Committee, Town Staff
Action item	Create an inventory and assessment of buildable parcels and available properties with access to water, sewer, and other utilities to determine adequate space for development/redevelopment. This avoids deterring interested developers and streamlines the process.	H	4-8 months	Very Low	BLDG, TP, PB, DIC, AD	CMRPC (LPA Hours)
Action item	Engage home-based businesses and self-employed individuals as a source of potential commercial tenants.	M	Ongoing	Very Low	CP, DIC, SB, TP	Town staff and Committees
Objective	Maintain inclusive, transparent, and ongoing communication with citizens.					
Action item	Work with land use boards and committees to increase participation and expand the availability of public information regarding incoming projects.	H	Ongoing	Very Low	BLDG, PB, TA, TC, TP, DIC	Town Staff
Action item	Create a town-wide economic development strategic plan and action plan that forwards the recommendations in this Master Plan and allows for added community participation.	H	9-12 months	Very Low	FinCom, DIC	Community One Stop for Growth
Action item	Utilize and regularly maintain social media platforms to disseminate information and create a Facebook page for the Town.	M	Ongoing	Very Low	TC, SB, TA	Town Staff
Goal 3: Maintain the Town's vision throughout the planning process by developing and implementing open space, business design and upkeep, and sustainability bylaws.						
Objective	Apply environmental/ sustainability principles and open space protection toward incoming development.					
Action item	Develop bylaws/local regulations that incentivize developers to maintain open space and Sustainable Development Principles in development, i.e. an increase in gross floor area if using green infrastructure.	H	8-18 months	Very Low/ Low	OSRPC, PB, ZBA, BLDG	CMRPC for TA

Action item	Employ smart growth where feasible, as outlined in the Smart Growth/Smart Energy Toolkit Modules, to prevent sprawl in new development and promote connectivity to amenities and affordability.	H	Ongoing	Very Low	BLDG, DIC, ZBA, PB	CMRPC for TA
Action item	Employ Sustainable Development Principles to undertake a comprehensive approach to community investment (public and private) on the Draper Factory site that respects natural resources and utilized green practices.	H	Ongoing	Varies	ConCom, PB, ZBA, BLDG	CMRPC for TA
Action item	Identify community preferences for the Village Center and Draper site and enact corresponding zoning changes to help guide development in the area.	H	8-12 months	Very Low	DIC, PB, TP	CMRPC for TA
Action item	Work with boards/commissions and departments to draft and implement design guidelines for -various development types in certain areas to enhance the Town's vision, promote sustainable development principles, and encourage sound design in key corridors. Ensure the guidelines include permitting and utility information for new commercial/industrial construction and expansion.	M/H	10-12 months	Very Low/ Low	TP, PB, TA, SB, DIC, PB	CMRPC for TA; EOEEA PAG and Community One Stop for Growth
Action item	Continue to institute sound parking demand management (TDM) and traffic analyses for new development in Town.	H	Ongoing	Low	RC, PB, TA, HWY	CMRPC for TA
Action item	Consider the fiscal impact of new, large-scale commercial and industrial projects, commissioning additional fiscal impact analyses when required.	H	Ongoing	Low	CP, PB, FinCom, TP, DIC	Determine a fee to charge as part of application submittal
Action item	Work with the potential Town Planner to coordinate the land use plan within <i>Envision Hopedale</i> , enforce the Zoning Bylaw, develop strategies, and help carry out those strategies on behalf of the Planning Board.	H	Ongoing	N/A	PB, SB, ZBA	GF
Town Services & Facilities		Priority	Time to Completion	Magnitude of cost: Very Low- 0-50k Low- 50-100k Med- 100-250k High: 250k- 500k Major capital item: 500k and up	Responsible Parties	Resources
Goal 1. Strengthen the Town's financial position so that funding is available for necessary services and facilities.						
Objective	Pursue new revenue streams.					
Action item	Continue to support and cultivate new business development.	H	Ongoing	Very Low	SB, TA, DIC, Permitting Staff	Chamber, MA Small Business Development Center at Clark University, Small Business Administration loans
Action item	Continue to engage with business types that provide local sales tax.	M/H	Ongoing	Very Low	SB, TA	Chamber
Action item	Continue to pursue department enterprise revenue.	M/H	Ongoing	Very Low	SB, TA, HWY, Various Department	Other communities
Objective	Reduce unnecessary operating expenses and revenue leakage.					
Action item	Explore more cost-effective health insurance benefits for employees and retirees.	M/H	6-12 months	Very Low	TA, SB, TACCNT	MMA

Action item	Continue to reduce the percentage of property taxes that go uncollected.	M/H	Ongoing	Very Low	TA, SB, TACCNT	N/A
Objective	Enhance capital planning processes					
Action item	Establish financial policies through multi-year forecasting and capital expense planning to make prudent financial decisions.	H	Ongoing	Very Low	TA, SB, CP, FinCom	DLS for best practices and guidance.
Action item	Regularly review the long-term planning guides in the school departments budget book and support the critical needs through capital planning.	H	Ongoing	Varies	TA, SB, CP, FinCom	
Goal 2. Provide quality facilities and services to meet current and future needs.						
Objective	Address deferred maintenance and critical needs at existing facilities.					
Action item	As a component of capital planning, develop a long-term maintenance program to provide resources for maintenance and repairs.	H	Ongoing	Varies	TA, SB, CP, FinCom	
Objective	Ensure that public facilities are accessible to all residents.					
Action item	Prepare a transition plan that implements the recommendations of the American's Disabilities Act (ADA).	M	8-12 months	Very Low/ Low	DC, TP, BLDG, ParkCom, TA	MOD, ADA
Action item	Secure funding for to implement priority projects in the ADA transition plan.	M	Ongoing	Varies/ High/ Major Capital Items	DC, TP, BLDG, ParkCom, TA	MOD, ADA
Objective	Address existing and foreseen capacity issues.					
Action item	Address foreseen school capacity issues resulting from population growth.	H	8-12 months	Low	SchoolCom, Schools, CP, FinCom, SB	MSBA, State Revolving Loan Fund
Action item	Continue to explore the feasibility of building a Municipal Center to house Town Hall government, public safety services, the Senior Center, and other departments.	M	Ongoing	Low	SB, TA, TACCNT	ARPA, State Revolving Loan Fund
Action item	Work with the Police Department to devise a course of action to improve the size and configuration of the Police Department building.	M	2-5 years	Major Capital Item	SB, TA, PD	MEMA, State Revolving Loan Fund, ARPA
Action item	Work with the Fire Department to devise a course of action to improve the size and configuration of the Fire Department building.	M	2-5 years	Major Capital Item	SB, TA, FD	MEMA, State Revolving Loan Fund, ARPA
Action item	Address Highway Department facility capacity needs.	M	2-5 years	Major Capital Item	SB, TA, HWY	MassDOT, State Revolving Loan Fund, ARPA
Action item	Explore strategies to make the Town Hall auditorium space suitable for use or adaptive reuse.	L/M	2-5 years	Major Capital Item	TA, SB, TP	Community One Stop, ARPA
Action item	Identify and implement strategies to expand indoor and outdoor programming space and parking at the library.	L/M	2-5 years	Varies	Library	ARPA
Action item	Identify new spaces the town could hold senior programming.	M	1-3 years	Varies	COA, SB, TA	AARP grants
Objective	Ensure that staffing levels are adequate for quality service provision.					
Action item	Address understaffing in various departments including Planning, Police, Highway, Senior Center, and Recreational facilities.	M/H	Ongoing	Varies	TA, BOS	Town Meeting, Efficiency and Regionalization grants for shared staffing, CMRPC for shared services technical assistance

Goal 3: Meet the town's transportation needs to ensure optimal mobility in town.						
Objective	Create and maintain a multi-modal road network.					
Action item	Institute a Complete Streets Plan for the town.	M	8-12 months	Very Low	HWY, SB	MassDOT Complete Streets program for funding; CMRPC for technical assistance
Action item	Increase the number of sidewalks and crosswalks in town to enhance pedestrian mobility.	M	1-7 years	High	HWY, SB	MassDOT Complete Streets program and CMMPO for funding; CMRPC for technical assistance; Shared Streets and Spaces grants; America Walks grant program; Safe Routes to School program
Action item	Evaluate town sidewalk and crosswalk conditions in town to determine where sidewalks need repair.	M	6-12 months	Low	HWY, SB	MassDOT Complete Streets program and CMMPO for funding; CMRPC for technical assistance; Shared Streets and Spaces grants; America Walks grant program; Safe Routes to School program
Action item	Evaluate town street/sidewalk lighting conditions to determine where lighting needs repair.	M	6-12 months	Low	HWY, SB	DOER Green Communities for funding; CMRPC for technical assistance; National Grid;
Action item	Improve condition of bridges on Freedom Street, Mill Street, and Mellen Street.	M	2-7 years	Major Capital Item	HWY, SB	CMMPO for TIP funding; MassDOT; USDOT
Action item	Locate additional areas to put plowed snow.	M	6-12 months	Very Low	HWY, SB	MassDOT; private property owners
Action item	Increase management of trees to prevent them from falling and damage roads, powerlines, and buildings.	M	Ongoing	Low/Med	HWY, SB	DCR Bureau of Forestry; USDA Forest Service;
Objective	Provide adequate staff and equipment for necessary transport services.					
Action item	Include school busses in capital plans as capital expenses.	M	Ongoing	High	CP, FinCom	US EPA Clean School Bus Program; DOER Vehicle-to-Grid Electric School Bus
Action item	Hire school bus drivers.	M	Ongoing	Med	Schools,	Town Meeting; collaborating towns
Action item	Hire or collaborate with nearby towns to provide senior center van drivers.	M	Ongoing	Med	COA	Town Meeting; collaborating towns
Action item	Continue to explore a multi-town partnership in the delivery of errand transportation.	M	1-3 years	Very Low	COA, TA, SB	Collaborating towns; Community Compact Efficiency and Regionalization
Goal 4: Provide high-quality parks facilities that are accessible to all residents.						
Objective	Repair and maintain existing park facilities.					
Action item	Action Item: Use ARPA, CPA, and other funds to kick off Park planning process.	M	8-12 months	Low/Med	ParksCom, SB, TA, OSRPC	ARPA, CPA, DCS/EEA Parkland Acquisitions and Renovations for Communities (PARC) Grant Program
Action item	Undertake a feasibility study to identify park facility needs and a plan for redress.	M	8-12 months	Low/Med	ParksCom, SB, TA, OSRPC	ARPA, CPA, DCS/EEA Parkland Acquisitions and Renovations for Communities (PARC) Grant Program

Objective	Enhance, protect, and expand parks facilities.					
Action item	Proactively purchase Hopedale land from private property owners to preserve the Parklands and expand parks, recreational areas, and facilities.	M	Ongoing	Varies	ParksCom, SB, TA, OSRPC	DCS/EEA Local Acquisitions for Natural Diversity (LAND) Grant Program; DCS/EEA Parkland Acquisitions and Renovations for Communities (PARC) Grant Program; DCS/EEA Massachusetts Land and Water Conservation Fund Grant Program
Action item	Conduct a feasibility study for upgrades and boat access at the bathhouse.	L	8-12 months	Low	ParksCom, SB, TA, OSRPC	DCS/EEA Parkland Acquisitions and Renovations for Communities (PARC)
Action item	Protect Hopedale Pond from invasive species by providing necessary water treatments.	L/M	Ongoing	Very Low	ParksCom, SB, TA, OSRPC	DCS/EEA Massachusetts Land and Water Conservation Fund Grant Program
Goal 5: Provide social, recreational, and cultural opportunities that enhance the quality of life for Hopedale residents of all ages and incomes.						
Objective	Increase services, resources, and opportunities for seniors consistent with the town's growing senior population.					
Action item	Collaborate with adjacent towns to share spaces and programming.	M	Ongoing	Low	COA, TA	AARP grants; MA Healthy Aging Collaborative grants; MA Councils on Aging Grants
Action item	Create additional daily issue-related programming for seniors.	M	4-8 months	Very Low	COA, TA	AARP grants; MA Healthy Aging Collaborative grants; MA Councils on Aging Grants
Action item	Provide additional technological skills training to address senior skills gap.	M	4-8 months	Very Low	COA, TA	Community Compact IT grants; AARP grants; MA Healthy Aging Collaborative grants; MA Councils on Aging Grants
Objective	Increase services, resources, and opportunities for children in Hopedale schools.					
Action item	Develop fields for athletics.	L	2-5 years	High/ Major Capital Item	Schools, ParksCom	National Park Service Outdoor Recreational Grant program; CPA (https://www.galeassociates.org/knowledge/from-our-blog/athletic-facilities-planning-design/how-to-use-cpa-funds-for-athletic-field-projects-particularly-those-involving-synthetic-turf/);
Action item	Address the shortage of gymnasium and indoor court space.	L	Varies by solution	Major Capital Item	Schools, CP	USDA Community Facilities Grant program
Action item	Provide additional space for visual and performing arts.	L/M	5+ years	Major Capital Item	Schools, CP	Mass Cultural Council
Goal 6. Improve the safety, resiliency, and sustainability of town operations.						
Objective	Enhance emergency operations.					
Action item:	Create an emergency shelter at the Junior/Senior High School.	H	8-12 months	Med/High	HEMC, Police, Fire	FEMA Hazard Mitigation grants; MEMA Emergency Management Performance grants; CMHMSC; https://www.mass.gov/doc/fema-hazard-mitigation-assistance-for-generator-projects-2021-webinar-slides/download

Action item:	Update or install emergency generators at the Hopedale Gymnasium, Hopedale Junior-Senior High School, Senior Center/Community House, and Hopedale Memorial School.	M	12-36 months	Med/High	HEMC, Police, Fire	FEMA Hazard Mitigation grants; MEMA Emergency Management Performance grants; CMHMSC; https://www.mass.gov/doc/fema-hazard-mitigation-assistance-for-generator-projects-2021-webinar-slides/download
Action item:	Work with the Hopedale Housing Authority (HHA) to obtain resources to install emergency generators in all HHA buildings.	M	12-36 months	Med	HEMC, Police, Fire	FEMA Hazard Mitigation grants; MEMA Emergency Management Performance grants; CMHMSC; https://www.mass.gov/doc/fema-hazard-mitigation-assistance-for-generator-projects-2021-webinar-slides/download
Action item:	Work with Atria Draper Assisted Living facility to ensure it has an effective evacuation plan	M	6-12 months	Very Low	HEMC, Police, Fire	FEMA Hazard Mitigation grants; MEMA Emergency Management Performance grants; CMHMSC; https://www.mass.gov/doc/fema-hazard-mitigation-assistance-for-generator-projects-2021-webinar-slides/download
Action item	In the event of emergencies or hazards, provide extra support, services, and communication to persons identified in vulnerable persons registry and other at-risk populations.	H	Ongoing	Very Low	HEMC, Police, Fire	FEMA Hazard Mitigation grants; MEMA Emergency Management Performance grants; CMHMSC
Objective	Mitigate flooding and other impacts of climate change.					
Action item	Using the Municipal Vulnerability Preparedness (MVP) plan, identify and monitor areas vulnerable to climate change impacts.	H	Ongoing	Very Low	ConCom, Hwy, ParksCom, TP	MVP grants through EEA
Action item	Apply for MVP funding to assist in funding PFAS treatments and water resource exploration.	H	Ongoing	Very Low	ConCom, Hwy, ParksCom,	MVP grants through EEA
Action item	Use and require green and low-impact development infrastructure help mitigate flooding and polluting runoff.	M/H	Ongoing	Varies	PB, SB	MVP Action grants, EEA Planning Assistance Grants
Action item	Make necessary repairs at Sprindville Dam and maintain the facility moving forward.	M/H	2-5 years	High	SB, TA, FinCom, CP, HWY, ConCom	Dam and Seawall Repair or Removal Program Grants and Funds; MVP Planning or Action Grants; DER funding; FEMA Hazard Mitigation grants; DER; EEA; MEMA; FEMA; www.mass.gov/files/documents/2017/11/29/Dams%20additional%20funding%20-%20dams.pdf

Action item	Engage with private dam owners to explore hazard mitigation strategies.	M/H	1-2 years	Very Low	SB, TA, HWY	Dam and Seawall Repair or Removal Program Grants and Funds; MVP Planning or Action Grants; DER funding; FEMA Hazard Mitigation grants; DER; EEA; MEMA; FEMA https://ebcne.org/wp-content/uploads/2019/11/Presentations-Funding-and-Permitting-Your-Dam-Removal-and-Repair-Project.pdf
Action item	Inventory and repair culverts, with attention to those most vulnerable to climate change impacts (Route 16 and Cook, Dutcher, and Mendon Streets).	M/H	Ongoing	Med	HWY	DER Culvert Replacement Municipal Assistance Grant Program
Objective	Control widespread invasive species impacting streams, ponds, rivers, parks, and forested areas through town.					
Action item	Identify strategies to reduce the impacts of the beaver population, including use of beaver controls as appropriate when culverts are being repaired or replaced.	M	Ongoing	Low/Med	BOH, ConCOM, HWY	Mass Audubon, MSPCA, Animal Welfare Institute
Objective	Reduce carbon emissions from town buildings and vehicles.					
Action item	Ensure all new vehicle purchases fall under the Fuel-Efficient Vehicle Policy as part of the Green Communities program.	M	Ongoing	Very Low	TA	DOER Green Communities for funding; CMRPC for technical assistance
Action item	Ensure that applicable Town departments are following the Town's anti-idling policy.	M	Ongoing	Very Low	TA	Dept. Heads
Action item	Utilize grants to acquire and install electric vehicle charging stations, electric vehicles, and after-market energy saving devices.	M	Ongoing	Very Low	TA	DOER Green Communities for funding; CMRPC for technical assistance
Action item	Utilize semi-annual Green Communities grants to undertake energy efficiency projects in town-owned buildings.	M/H	Ongoing	Very Low	TA	DOER Green Communities for funding; CMRPC for technical assistance
Goal 7: Improve the town's water and sewer systems to meet current and future demands.						
Objective	Increase water sources and storage for the town water system.					
Action item	Identify new water resources and search for sources of funding to expand water capacity.	H	Ongoing	Very Low	TA, SB, W/S	USDA; MassWorks (infrastructure study; State Revolving Loan Fund; https://www.mass.gov/info-details/water-resources-grants-financial-assistance#drinking-water-supply-protection-grant-program)
Action item	Construct an additional water storage tank.	H	1-5 years	Major Capital Item	TA, SB	USDA; State Revolving Loan Fund; MassWorks (construction grant); https://www.mass.gov/info-details/water-resources-grants-financial-assistance#drinking-water-supply-protection-grant-program
Action item	Implement existing Water and Sewer Department final engineering plans.	H	1-5 years	Very Low; Major Capital Item for implementation	TA, SB	USDA; State Revolving Loan Fund; https://www.mass.gov/info-details/water-resources-grants-financial-assistance#drinking-water

Objective	Improve water quality for the town water					
Action item	Provide PFAS treatment where necessary.	H	2-5 years	Varies	W/S	MA DEP PFAS grants; State Revolving Loan Fund; https://www.mass.gov/info-details/water-resources-grants-financial-assistance#drinking-water-supply-protection-grant-program-
Action item	Navigate existing debt in order to fund future water system renovations/ improvements.	H	4-5 years	Very High	W/S	MA DEP PFAS grants; State Revolving Loan Fund; https://www.mass.gov/info-details/water-resources-grants-financial-assistance#drinking-water-supply-protection-grant-program-
Action item	Address runoff contamination due to flooding.	H	2-5 years	High	StormWat, W/S, HWY	MA DEP PFAS grants; State Revolving Loan Fund; https://www.mass.gov/info-details/water-resources-grants-financial-assistance#drinking-water-supply-protection-grant-program-
Objective	Provide adequate sewer service.					
Action item	Address infiltration and inflow issues affecting the wastewater system.	H	4-5 years	Major Capital Item	TA, SB, W/S, CP	https://efcnetwork.org/wp-content/uploads/2019/07/MA-Water-Wastewater-Funds-2019.pdf
Action item	Address deferred maintenance of the wastewater system.	H	1-5 years	Major Capital Item	TA, SB, W/S, CP	https://efcnetwork.org/wp-content/uploads/2019/07/MA-Water-Wastewater-Funds-2019.pdf
Action item	Continue to monitor public opinion around expanded sewer service; expand service when warranted.	M	Ongoing	Very Low; Major Capital Item for implementation	TA, SB, W/S, CP	https://efcnetwork.org/wp-content/uploads/2019/07/MA-Water-Wastewater-Funds-2019.pdf
Goal 8:						
Objective	Continue to improve municipal IT.					
Action item	Continue applying for grants to upgrade municipal technology.	M	Ongoing	Very Low	TA	Community Compact IT grant program; Municipal Fiber Grant Program; MA Office of Municipal and School Technology
Action item	Continue to bring town hall services online.	L	6-12 months	Very Low/ Low	TA	Community Compact IT grant program; MA Office of Municipal and School Technology
Action item	Create and maintain inventory of the technological items (computers, radios, work cell phones) that are in most need for replacement across town services.	L	6-8 months	Very Low	TA	Town staff support
Action item	Expand online permitting to incorporate all municipal applications and permitting processes.	M	12-18 months	Very Low	TA	Community Compact IT grant program; MA Office of Municipal and School Technology

Action item	Explore permit tracking software to support staff procedural and enforcement duties.	M	6-12 months	Very Low/ Low	TA	Community Compact IT grant program; MA Office of Municipal and School Technology
Objective	Increase communication and coordination					
Action item	Create a communications plan that establishes standards, strategies, and accountability for interdepartmental and town to resident communications.	H	4-6 months	Very Low	TA, Dpt. Heads	N/A
Action item	Explore creation of a communications coordinator position or technological alternatives to a coordinator, such as communications software.	H	6-12 months	Very Low/ Low	TA	MMA, MassPlanners ListServe
Action item	Identify creative and equitable ways to educate residents about issues, resources and opportunities for service on municipal boards, committees and commissions.	H	Ongoing	Very Low	TA, SB, Dept. Heads, Boards and Committees	Cable access, local media
Action item	Consider establishing student liaison positions on committees.	H	3-6 months	Very Low	TA, SB, Dept. Heads, Boards and Committees	School Department
Action item	Hold monthly meetings with all town department heads to discuss issues as they arise.	H	Ongoing	Very Low	TA	Town staff support
Action item	Create a mechanism for residents to provide feedback on municipal services and issues (e.g., an email address/phone line, a box at town hall, or a periodic community meeting where residents can voice issues).	M/H	3-6 months	Very Low	TA, SB	Town staff support
Action item	Reconfigure the town website homepage to include a prominent banner with the most important information and updates. Update the banner weekly.	L	1-2 months	Very Low	TA, TC	Town staff support
Action item	Provide residents with an option to subscribe to email/direct texts from the town with important updates.	L	1-2 months	Very Low	TA, TC	Town staff support
Objective	Implement the recommendations of the Master Plan.					
Action item	Establish a Master Plan Implementation Committee (MPIC) that regularly reviews the Master Plan, facilitates its implementation, and maintains the Plan as a living document.	H	Ongoing	Very Low	PB, BOS	Town staff support
Action item	Conduct an annual review and benchmarking of Master Plan action items.	H	Ongoing	Very Low	MPIC, PB, Departments	Town staff support



www.cmrpc.org
One Mercantile Street, Suite 520
Worcester, MA 01608



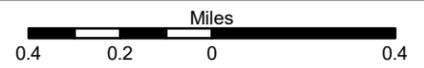
Appendix A:

Maps



Population Map - ACS 2019 5 Year Estimate

2021 MASTER PLAN

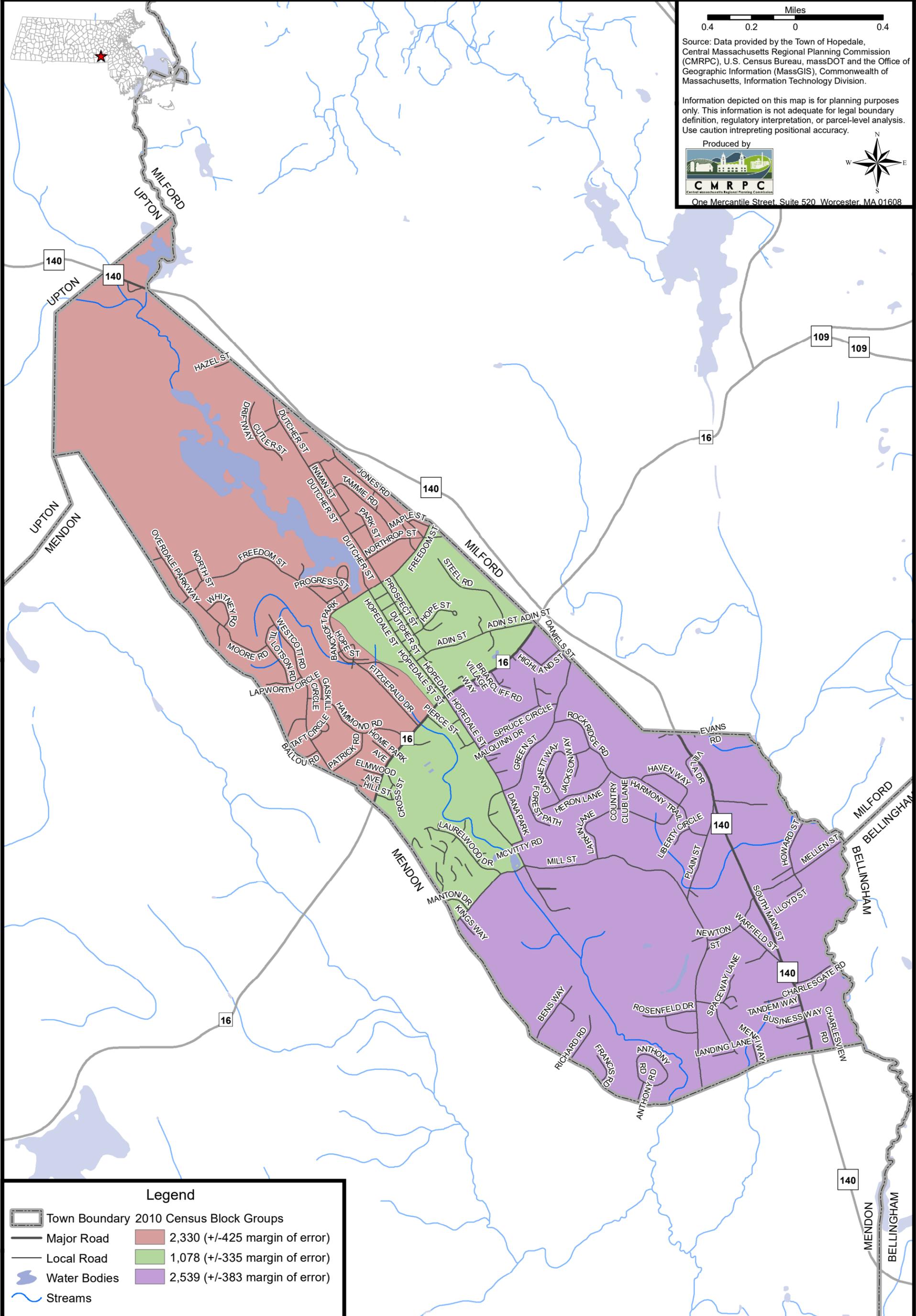


Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), U.S. Census Bureau, massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.



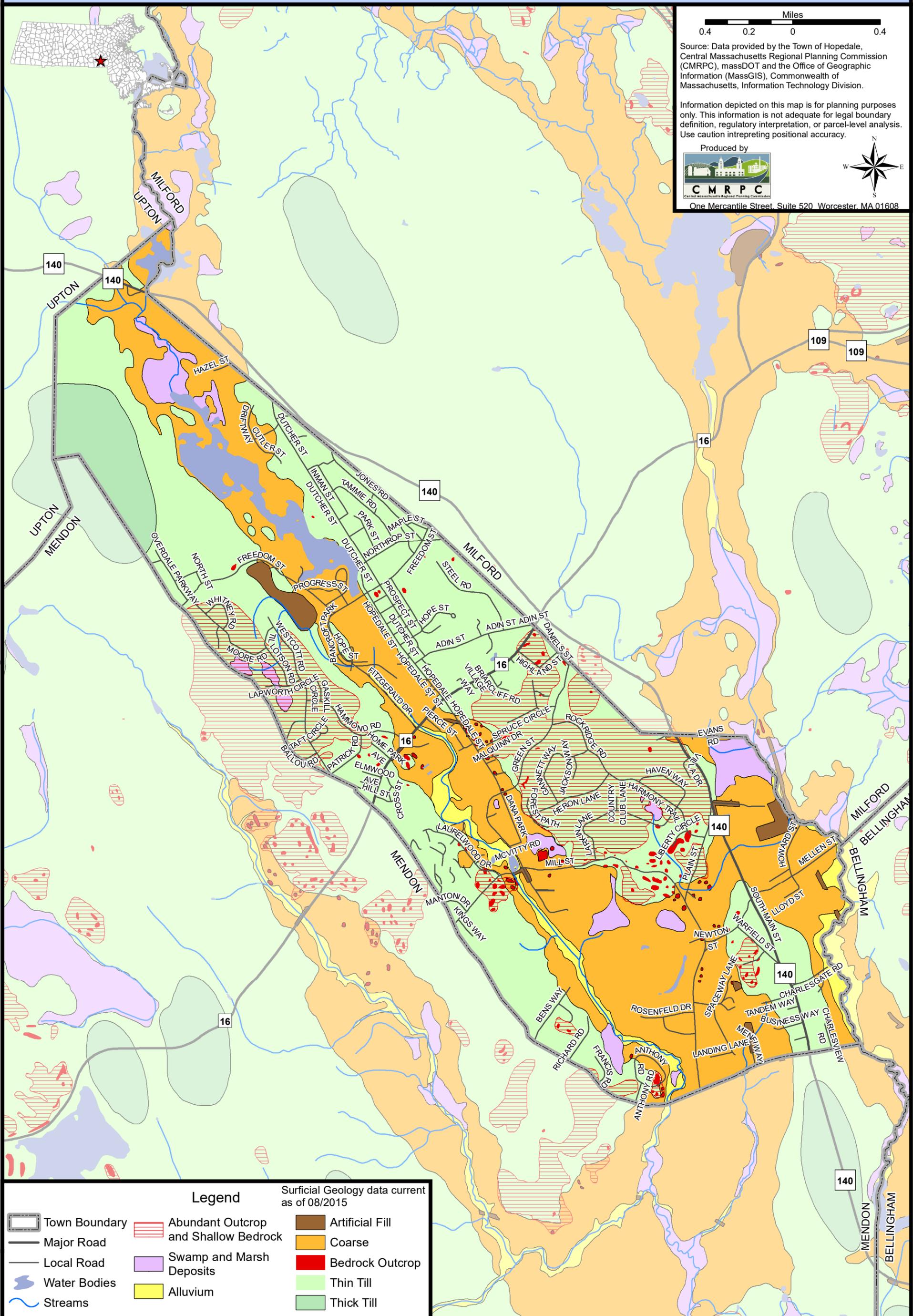
Produced by
One Mercantile Street, Suite 520 Worcester, MA 01608



Legend	
	Town Boundary
	2010 Census Block Groups
	Major Road
	Local Road
	Water Bodies
	Streams
	2,330 (+/-425 margin of error)
	1,078 (+/-335 margin of error)
	2,539 (+/-383 margin of error)

Town of Hopedale, Massachusetts

Surficial Geology 2021 MASTER PLAN



Miles
0.4 0.2 0 0.4

Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by

 Central Massachusetts Regional Planning Commission
 One Mercantile Street, Suite 520 Worcester, MA 01608

Legend

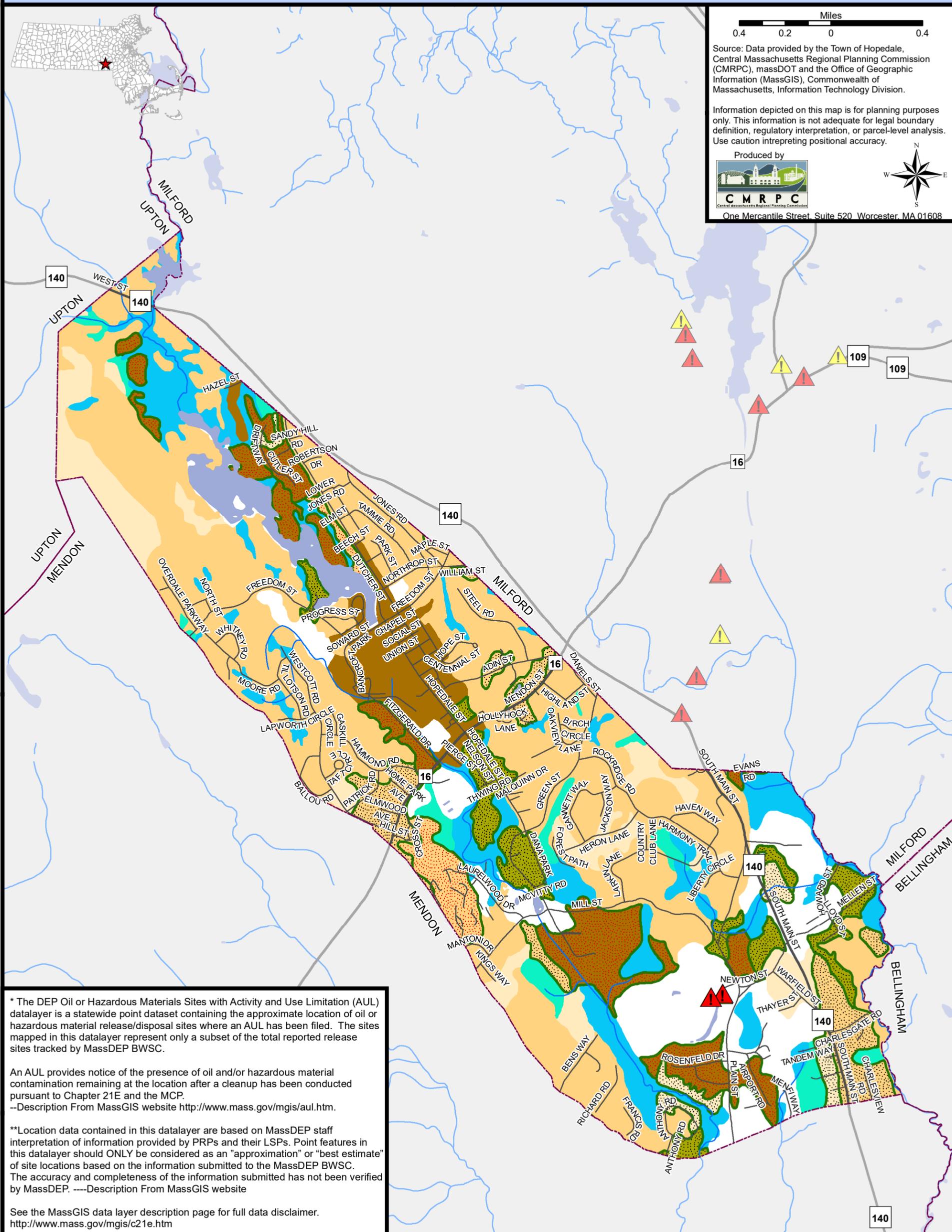
Town Boundary	Abundant Outcrop and Shallow Bedrock	Artificial Fill
Major Road	Swamp and Marsh Deposits	Coarse
Local Road	Alluvium	Bedrock Outcrop
Water Bodies		Thin Till
Streams		Thick Till

Surficial Geology data current as of 08/2015

Town of Hopedale, Massachusetts

Soils and Limitations

2021 MASTER PLAN



Miles
0.4 0.2 0 0.4

Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by

 One Mercantile Street, Suite 520 Worcester, MA 01608



* The DEP Oil or Hazardous Materials Sites with Activity and Use Limitation (AUL) datalayer is a statewide point dataset containing the approximate location of oil or hazardous material release/disposal sites where an AUL has been filed. The sites mapped in this datalayer represent only a subset of the total reported release sites tracked by MassDEP BWSC.

An AUL provides notice of the presence of oil and/or hazardous material contamination remaining at the location after a cleanup has been conducted pursuant to Chapter 21E and the MCP.
 --Description From MassGIS website <http://www.mass.gov/mgis/aul.htm>.

**Location data contained in this datalayer are based on MassDEP staff interpretation of information provided by PRPs and their LSPs. Point features in this datalayer should ONLY be considered as an "approximation" or "best estimate" of site locations based on the information submitted to the MassDEP BWSC. The accuracy and completeness of the information submitted has not been verified by MassDEP. ----Description From MassGIS website

See the MassGIS data layer description page for full data disclaimer.
<http://www.mass.gov/mgis/c21e.htm>

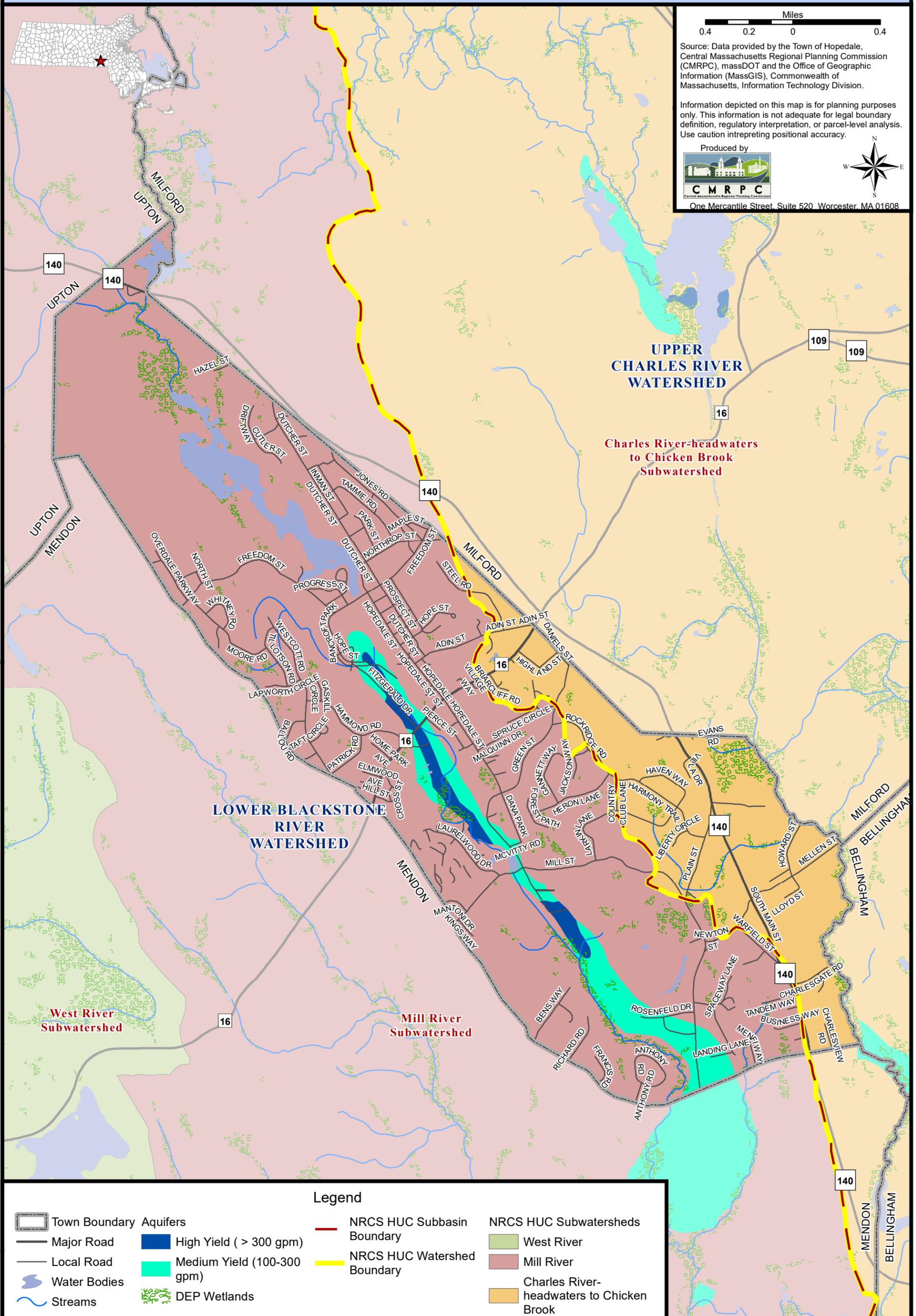
Legend

- | | | | | |
|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|  Town Boundary |  AUL Location* (12/2021) |  Top 20 Soils: Prime Farmland Soils (2020) |  SSURGO-Certified NRCS Top 20 Soils: Drainage Class (2020) |  Well drained |
|  Major Road |  MassDEP Tier 21E Sites** (12/2021) |  All Areas are Prime Farmland (2020) |  Excessively drained |  Moderately well drained |
|  Local Road | |  Farmland of Statewide Importance (2020) |  Somewhat excessively drained |  Poorly drained |
|  Water Bodies | | | |  Very poorly drained |
|  Streams | | | | |

Town of Hopedale, Massachusetts

Water Resources - Map 1

2021 MASTER PLAN



Miles
0.4 0.2 0 0.4

Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by

 One Mercantile Street, Suite 520 Worcester, MA 01608

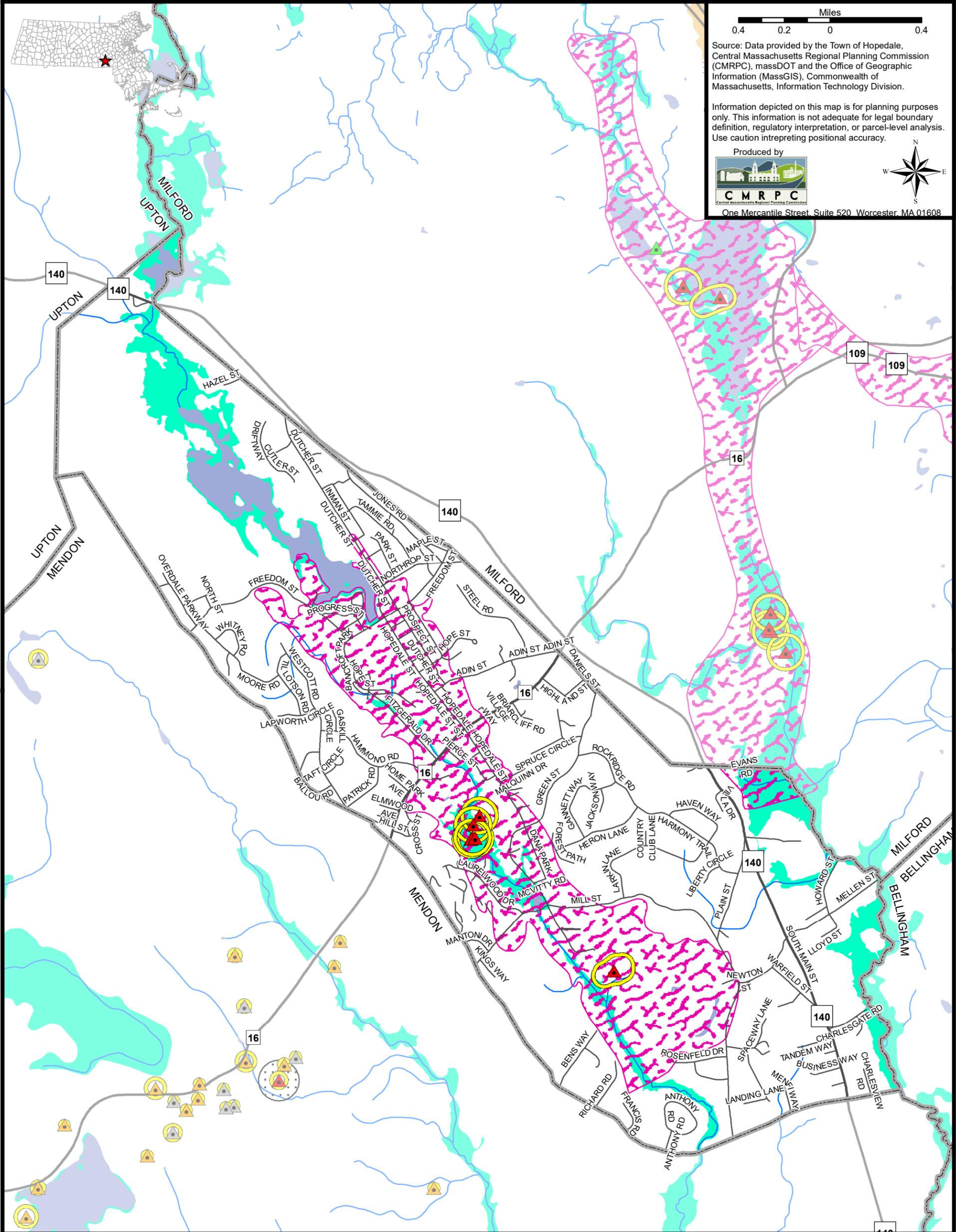


Legend			
	Town Boundary		NRCS HUC Subbasin Boundary
	Major Road		NRCS HUC Watershed Boundary
	Local Road		West River
	Water Bodies		Mill River
	Streams		Charles River-headwaters to Chicken Brook
	Aquifers		
	High Yield (> 300 gpm)		
	Medium Yield (100-300 gpm)		
	DEP Wetlands		

Town of Hopedale, Massachusetts

Water Resources - Map 2

2021 MASTER PLAN



Miles
0.4 0.2 0 0.4

Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by

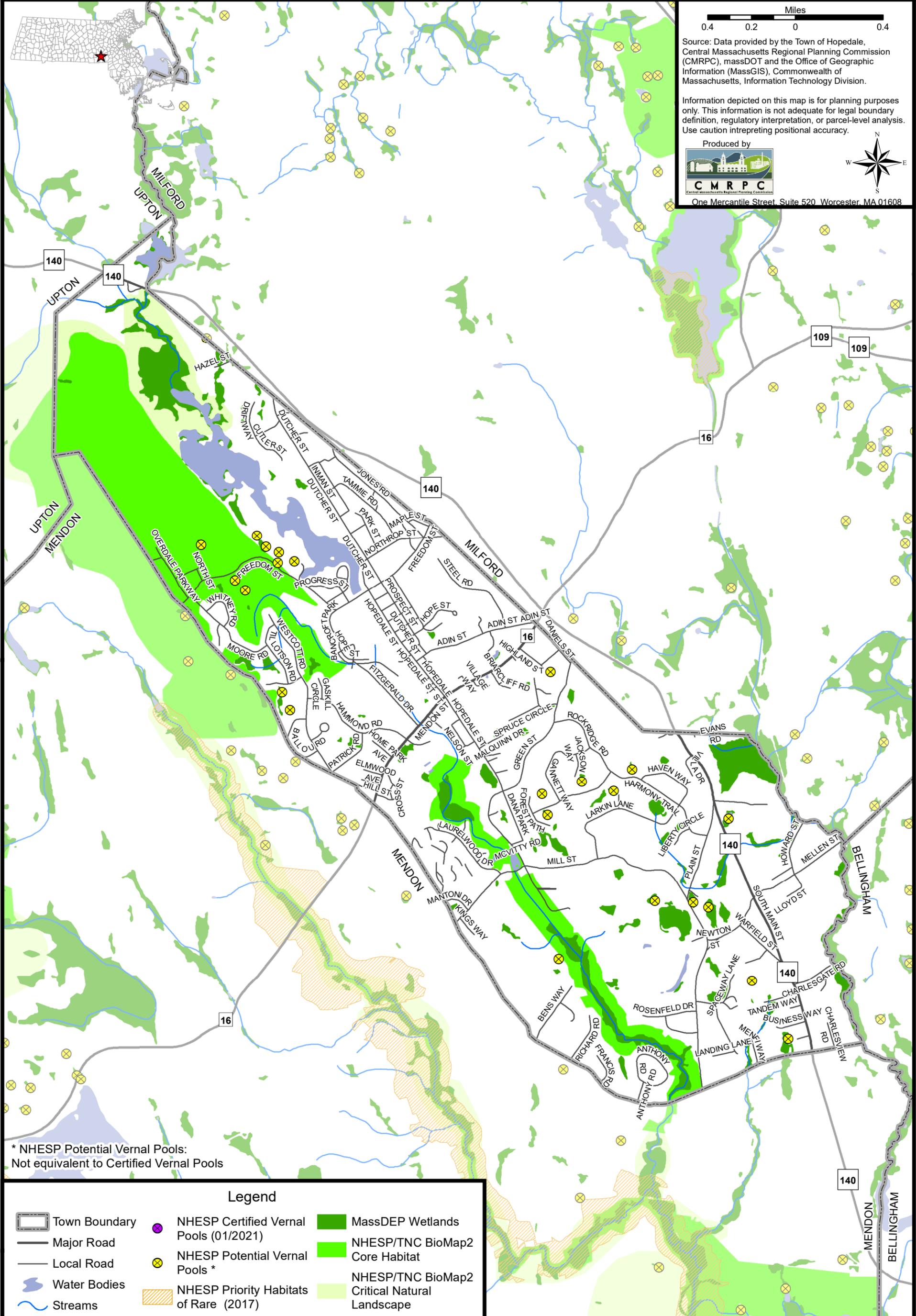
 One Mercantile Street, Suite 520 Worcester, MA 01608

- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Town Boundary Major Road Local Road Water Bodies Streams DEP Approved Zone I | <ul style="list-style-type: none"> Approved Wellhead Protection Areas (Zone II) * Interim Wellhead Protection Areas * Surface Water Supply Protection Area Zone A ** | <ul style="list-style-type: none"> Surface Water Supply Protection Area Zone B ** Surface Water Supply Protection Area Zone C ** 100-year Flood Area (FEMA National Flood Hazard Layer, DFIRM) | <ul style="list-style-type: none"> Public Water Supplies * Emergency Surface Water Community Groundwater Well | <ul style="list-style-type: none"> Non-Transient Non-community Community Surface Water Source Transient Non-Community |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
- * Data current as of 12/2020.
** Data current as of 04/2017

Town of Hopedale, Massachusetts

Major Habitats

2021 MASTER PLAN



Miles
0.4 0.2 0 0.4

Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by

 Central Massachusetts Regional Planning Commission
 One Mercantile Street, Suite 520 Worcester, MA 01608

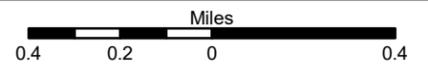


* NHPSP Potential Vernal Pools:
Not equivalent to Certified Vernal Pools

Legend			
	Town Boundary		MassDEP Wetlands
	Major Road		NHPSP/TNC BioMap2 Core Habitat
	Local Road		NHPSP/TNC BioMap2 Critical Natural Landscape
	Water Bodies		NHPSP Certified Vernal Pools (01/2021)
	Streams		NHPSP Potential Vernal Pools *
	NHPSP Priority Habitats of Rare (2017)		

Town of Hopedale, Massachusetts

Scenic Roads 2021 MASTER PLAN

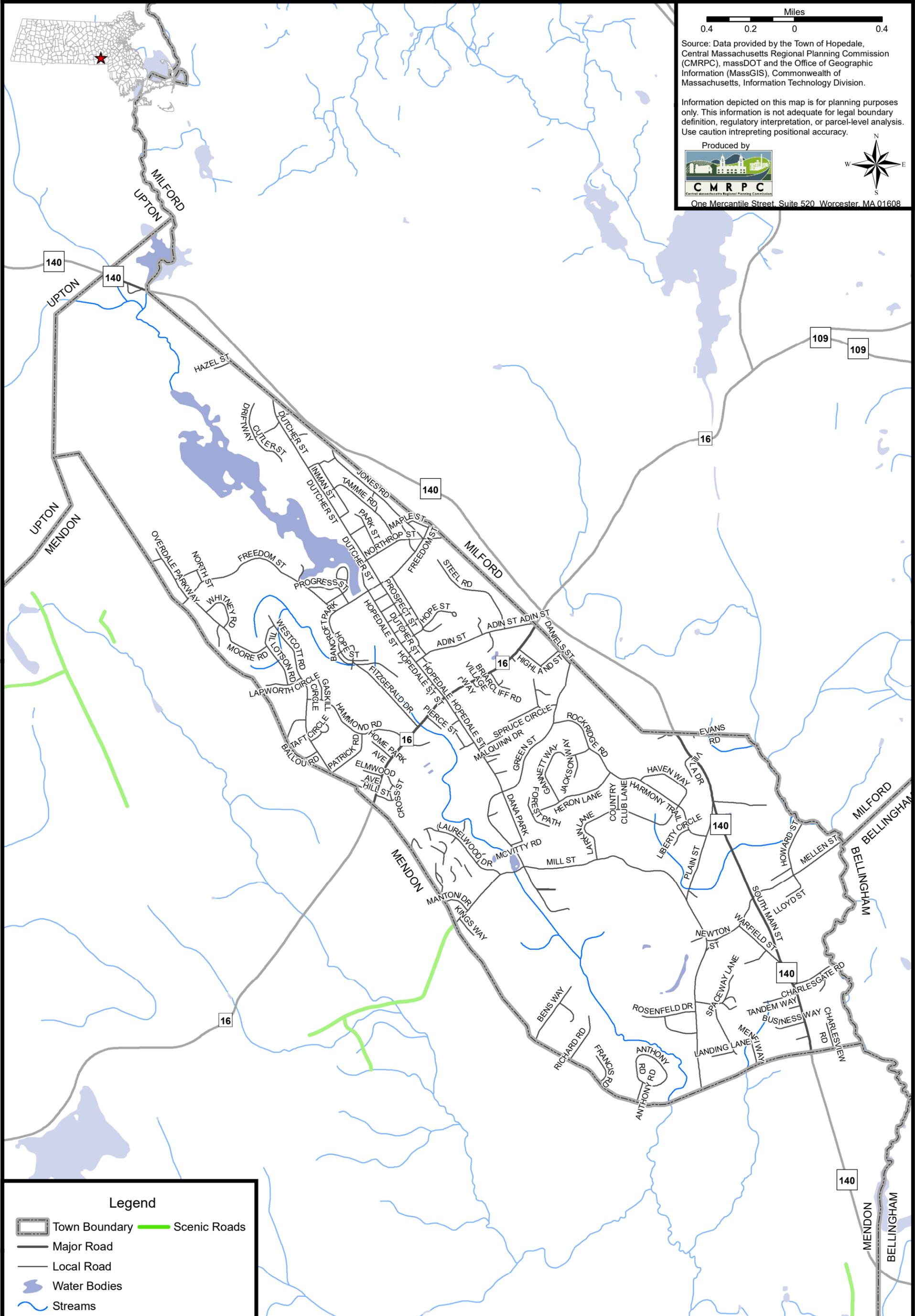
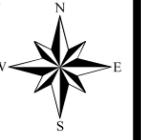


Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.



Produced by
One Mercantile Street, Suite 520 Worcester, MA 01608



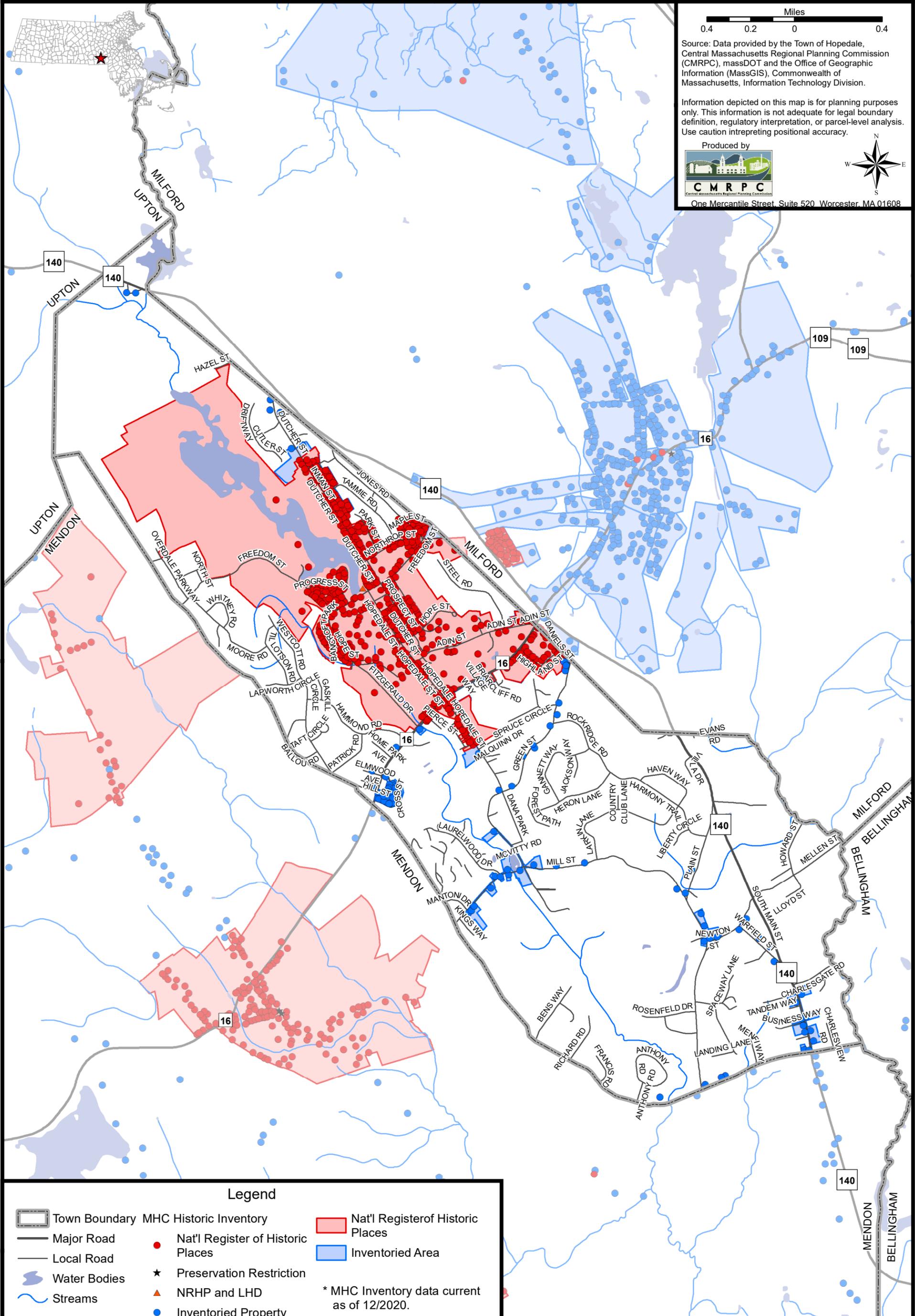
Legend

- Town Boundary
- Major Road
- Local Road
- Water Bodies
- Streams
- Scenic Roads

Town of Hopedale, Massachusetts

Historic Inventory

2021 MASTER PLAN



Miles
0.4 0.2 0 0.4

Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

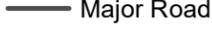
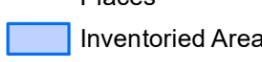
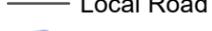
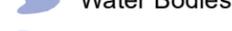
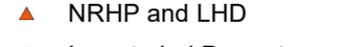
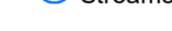
Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by

 One Mercantile Street, Suite 520 Worcester, MA 01608



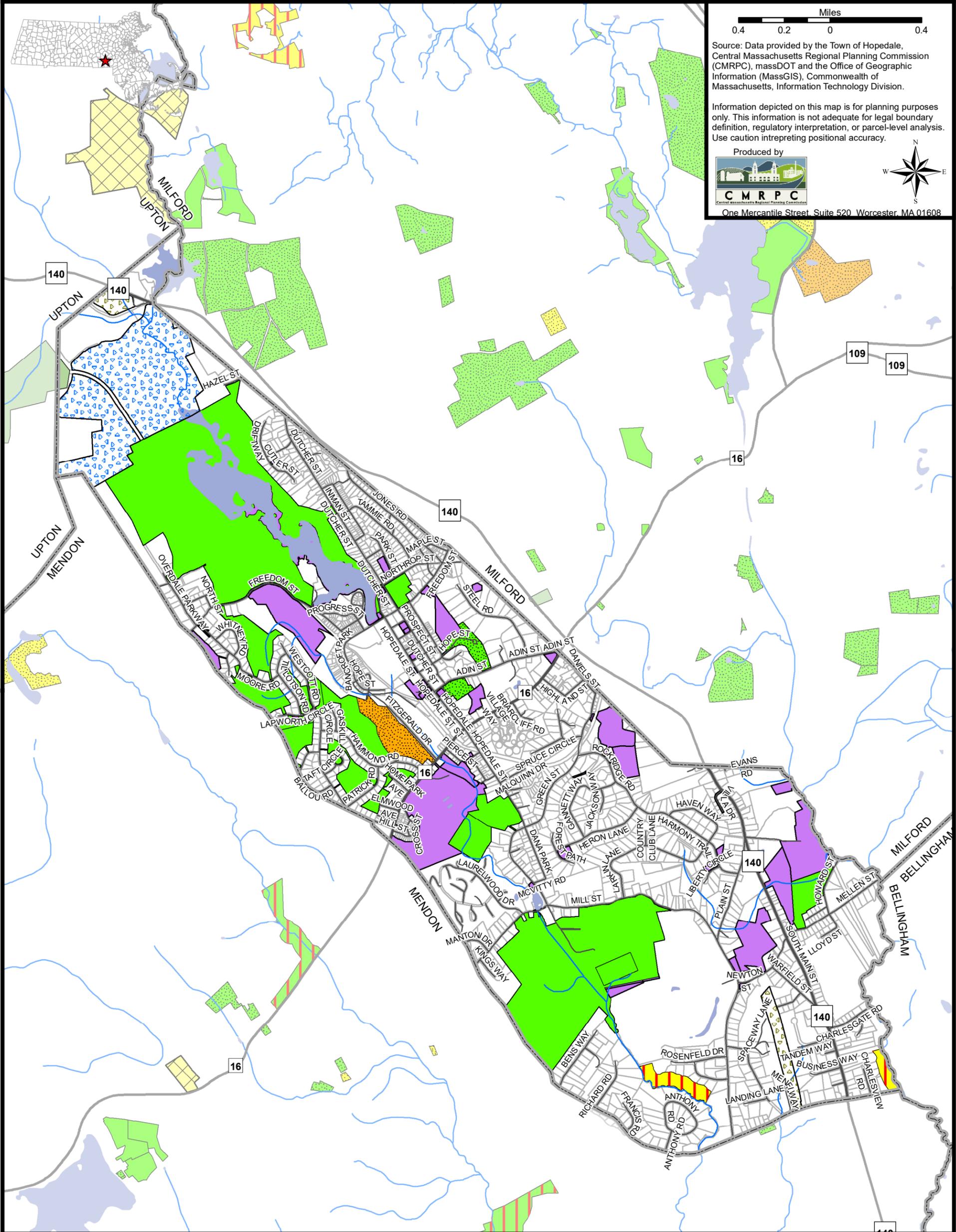
Legend

 Town Boundary	 MHC Historic Inventory	 Nat'l Register of Historic Places
 Major Road	 Nat'l Register of Historic Places	 Inventoried Area
 Local Road	 Preservation Restriction	
 Water Bodies	 NRHP and LHD	
 Streams	 Inventoried Property	

* MHC Inventory data current as of 12/2020.

Town of Hopedale, Massachusetts

Open Space 2021 MASTER PLAN



Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by



One Mercantile Street, Suite 520 Worcester, MA 01608

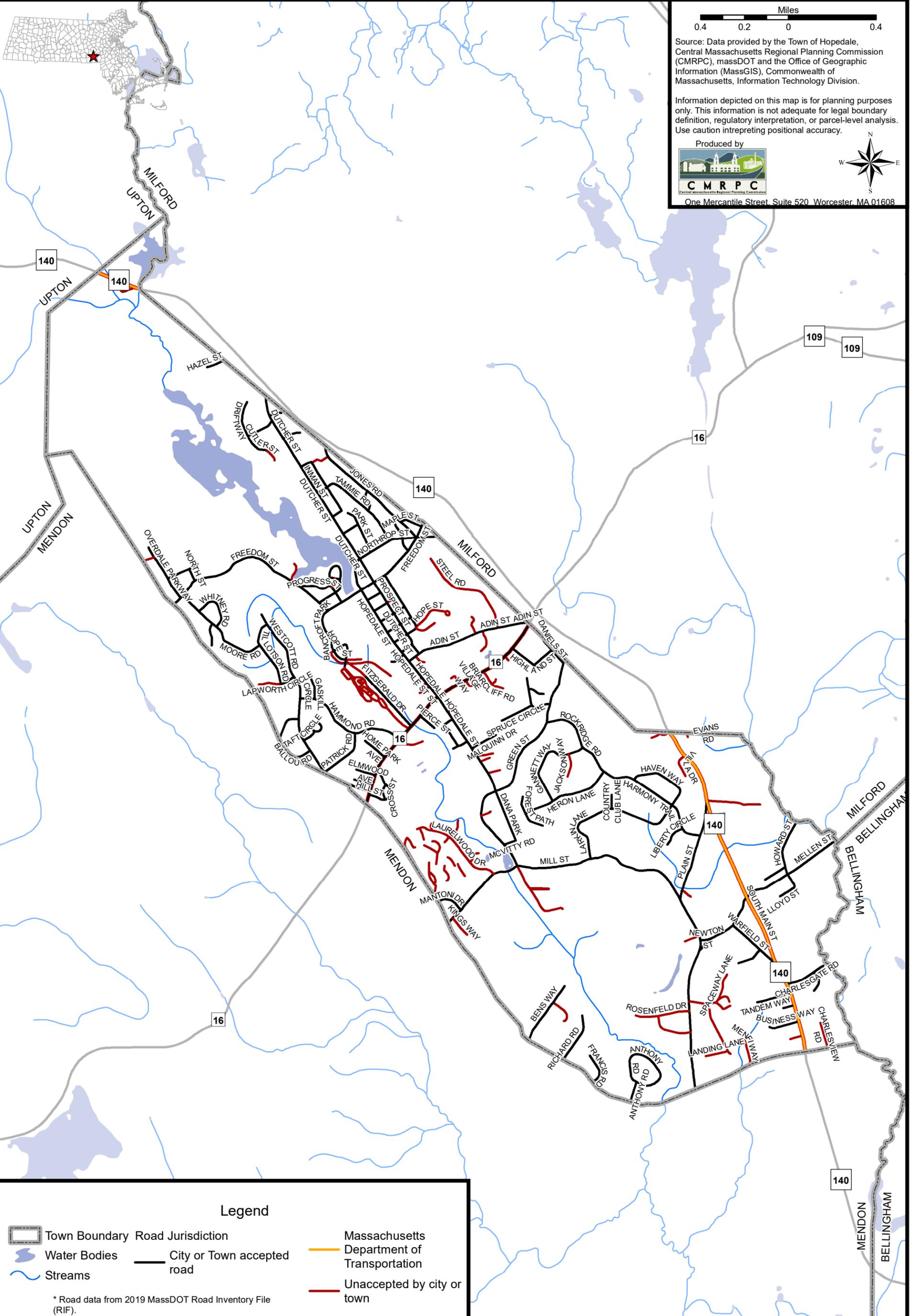


Town Boundary	Open Space Ownership	Level of Protection	Chapter 61 Land
Major Road	Federal	Perpetuity*	Chapter 61A Land
Local Road	State	Limited	Chapter 61B Land
Water Bodies	Municipal	None	Conservation Restriction
Streams	Private	<i>* Open space listed as "Perpetuity" will only show a solid Ownership color.</i>	Town Owned Land
	Non-Profit		

> Open Space data from MassGIS, current as of 12/2020.
> Chapter Land data and Town Owned Land data from the Town of Hopedale CAMA records, FY2021.

Town of Hopedale, Massachusetts

Roadway Jurisdiction 2021 MASTER PLAN



Miles
0.4 0.2 0 0.4

Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

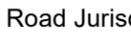
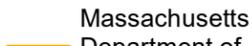
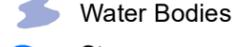
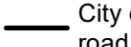
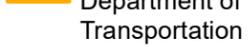
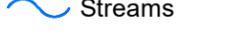
Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by

 One Mercantile Street, Suite 520 Worcester, MA 01608



Legend

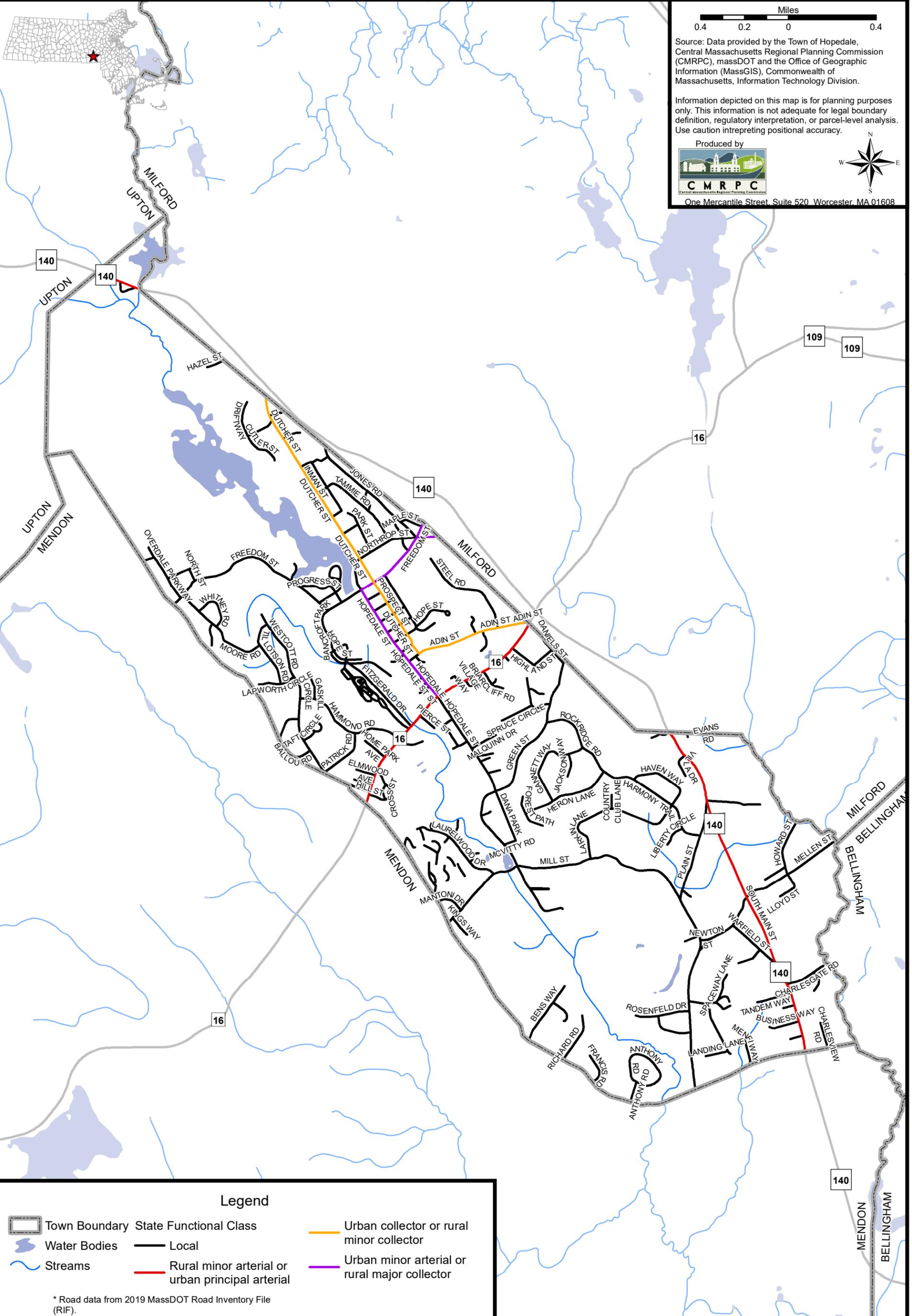
 Town Boundary	 Road Jurisdiction	 Massachusetts Department of Transportation
 Water Bodies	 City or Town accepted road	 Unaccepted by city or town
 Streams		

* Road data from 2019 MassDOT Road Inventory File (RIF).

Town of Hopedale, Massachusetts

Roadway Functional Classification

2021 MASTER PLAN



Miles
0.4 0.2 0 0.4

Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

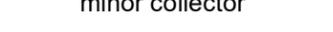
Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by

 Central Massachusetts Regional Planning Commission
 One Mercantile Street, Suite 520 Worcester, MA 01608



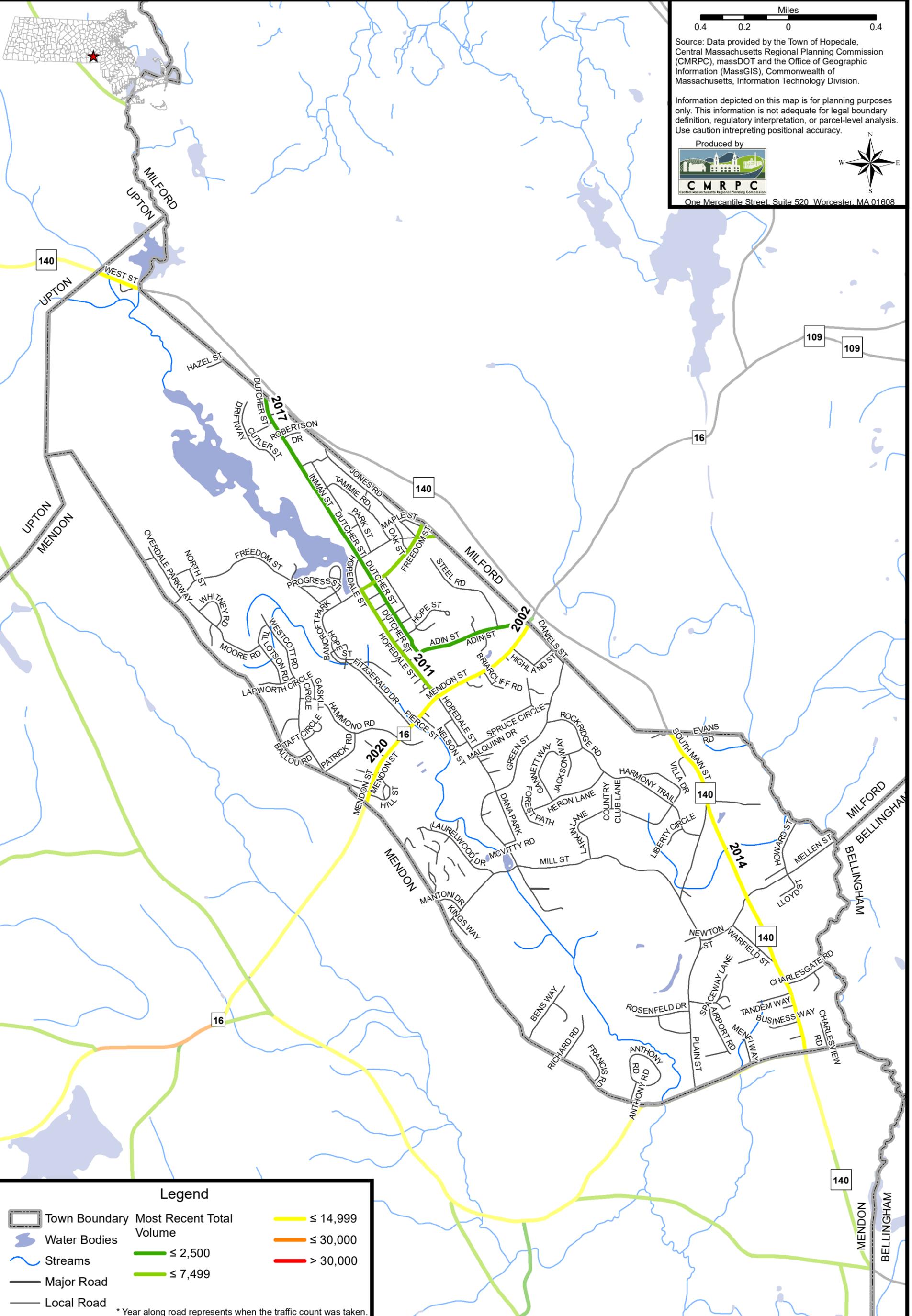
Legend

 Town Boundary	 State Functional Class	 Urban collector or rural minor collector
 Water Bodies	 Local	 Urban minor arterial or rural major collector
 Streams	 Rural minor arterial or urban principal arterial	

* Road data from 2019 MassDOT Road Inventory File (RIF).

Town of Hopedale, Massachusetts

Roadway Jurisdiction 2021 MASTER PLAN



0.4 0.2 0 0.4 Miles

Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

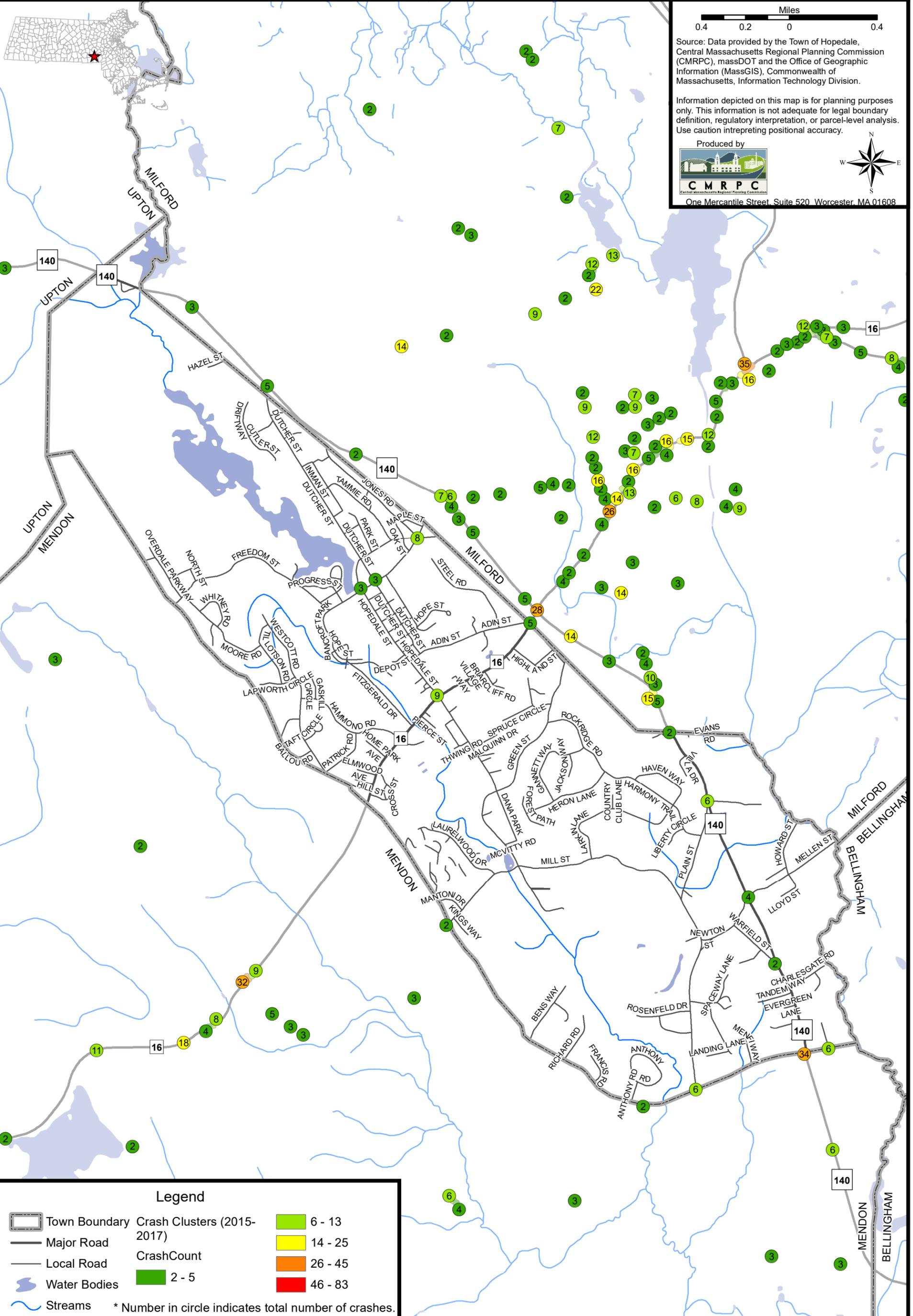
Produced by

 One Mercantile Street, Suite 520 Worcester, MA 01608

Town of Hopedale, Massachusetts

High Accident Intersections

2021 MASTER PLAN



Miles
0.4 0.2 0 0.4

Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by

 One Mercantile Street, Suite 520 Worcester, MA 01608



Legend

	Town Boundary		Crash Clusters (2015-2017)
	Major Road		
	Local Road		
	Water Bodies		
	Streams		

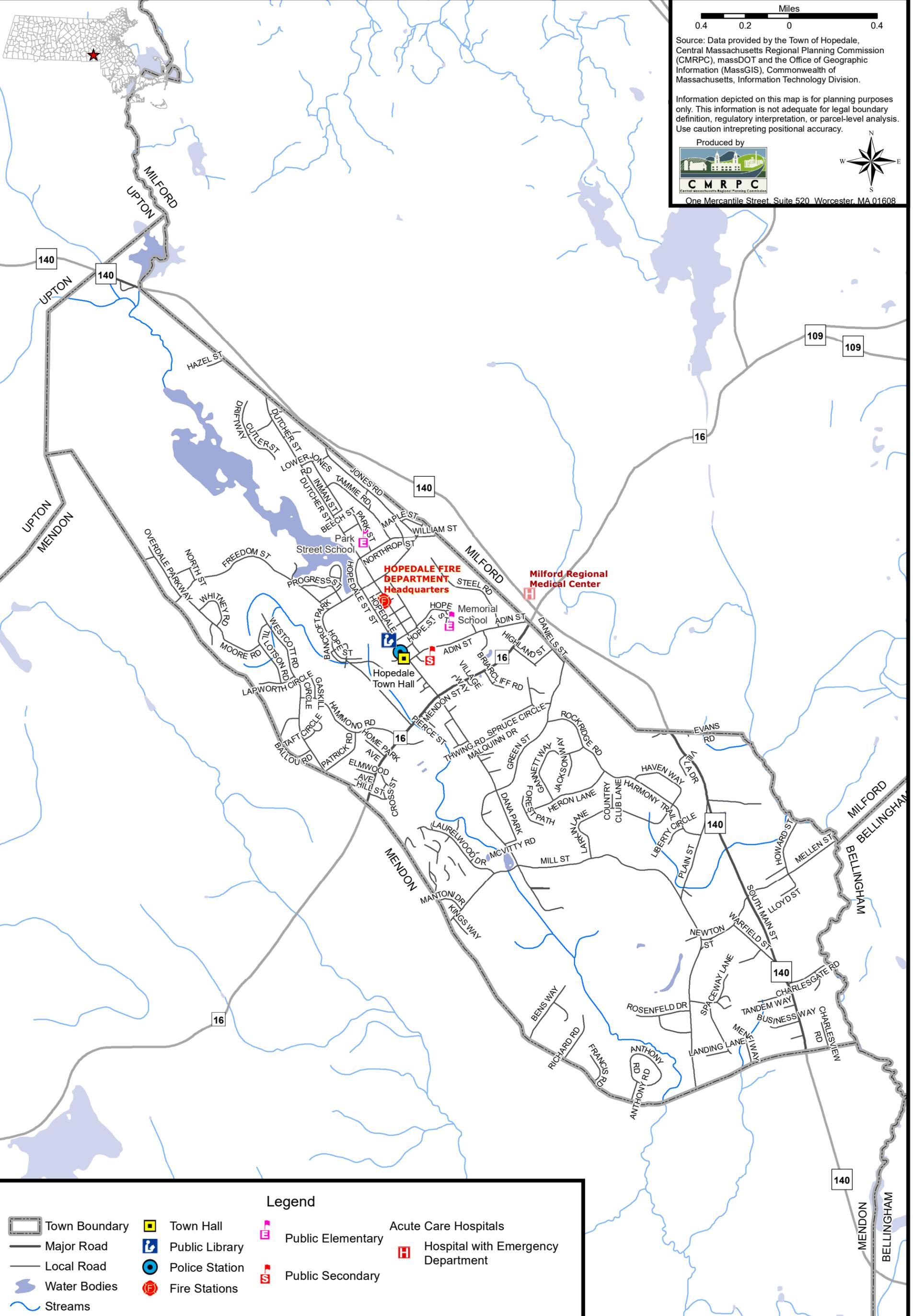
CrashCount

- 2 - 5
- 6 - 13
- 14 - 25
- 26 - 45
- 46 - 83

* Number in circle indicates total number of crashes.

Town of Hopedale, Massachusetts

Major Public Facilities 2021 MASTER PLAN



0.4 0.2 0 0.4
Miles

Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

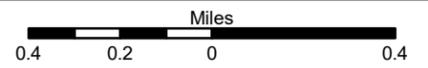
Produced by

 One Mercantile Street, Suite 520 Worcester, MA 01608

Legend			
	Town Boundary		Town Hall
	Major Road		Public Library
	Local Road		Police Station
	Water Bodies		Fire Stations
	Streams		Public Elementary
			Public Secondary
			Acute Care Hospitals
			Hospital with Emergency Department

Town of Hopedale, Massachusetts

Water System 2021 MASTER PLAN

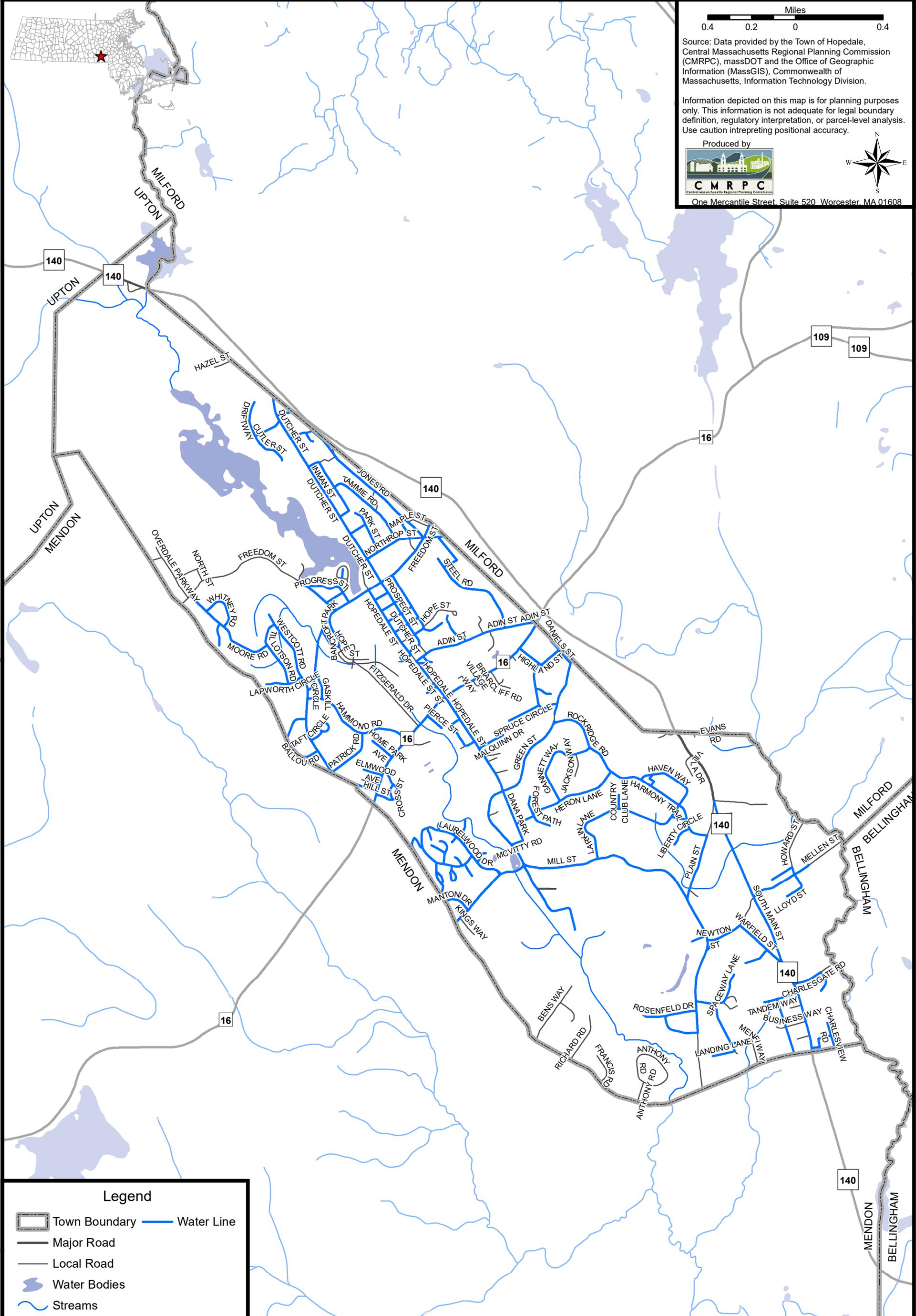
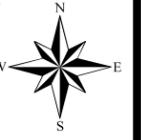


Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.



Produced by
One Mercantile Street, Suite 520 Worcester, MA 01608

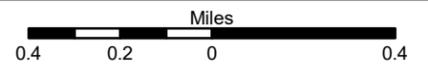


Legend

Town Boundary	Water Line
Major Road	
Local Road	
Water Bodies	
Streams	

Town of Hopedale, Massachusetts

Sewer System 2021 MASTER PLAN



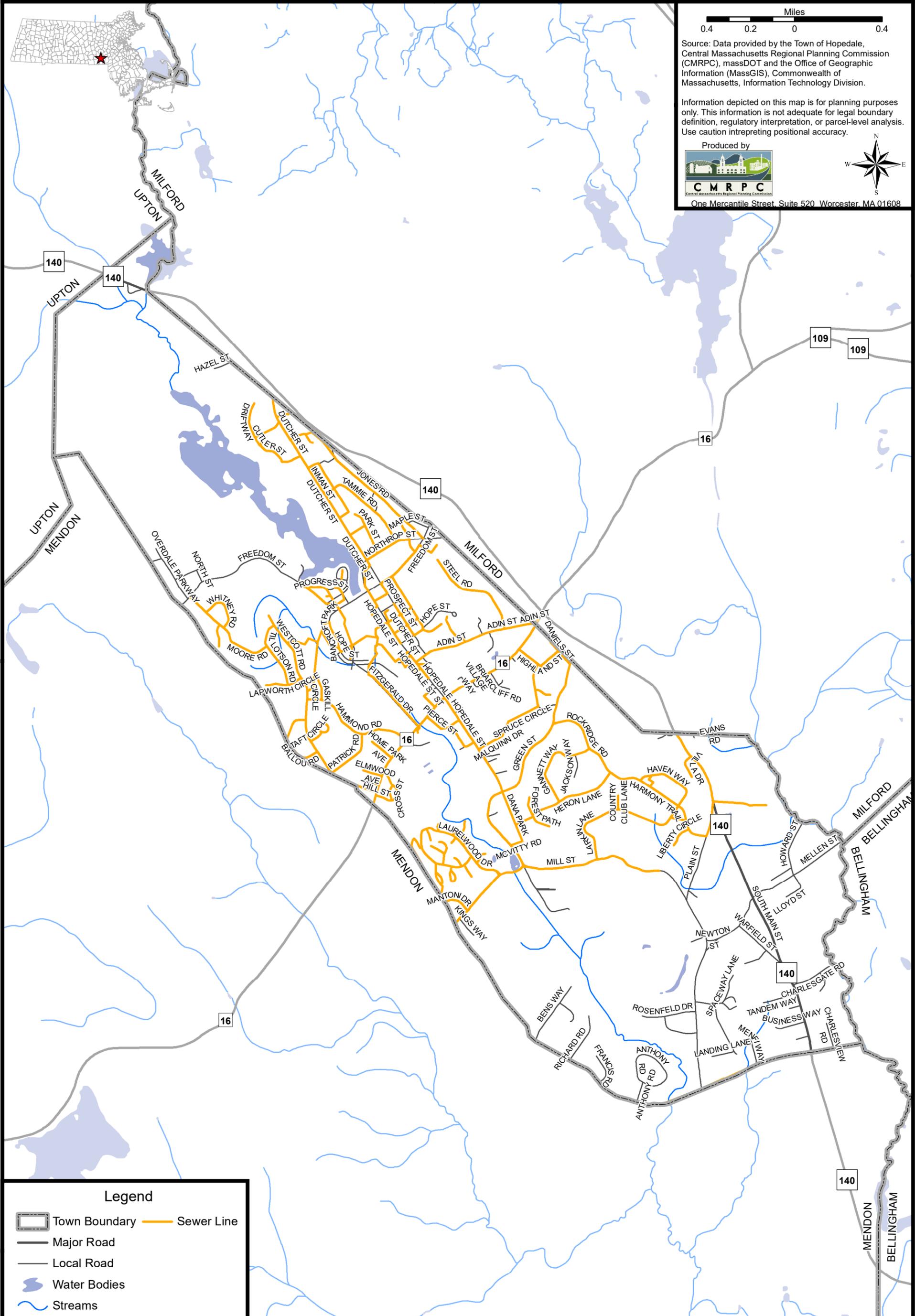
Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by



One Mercantile Street, Suite 520 Worcester, MA 01608

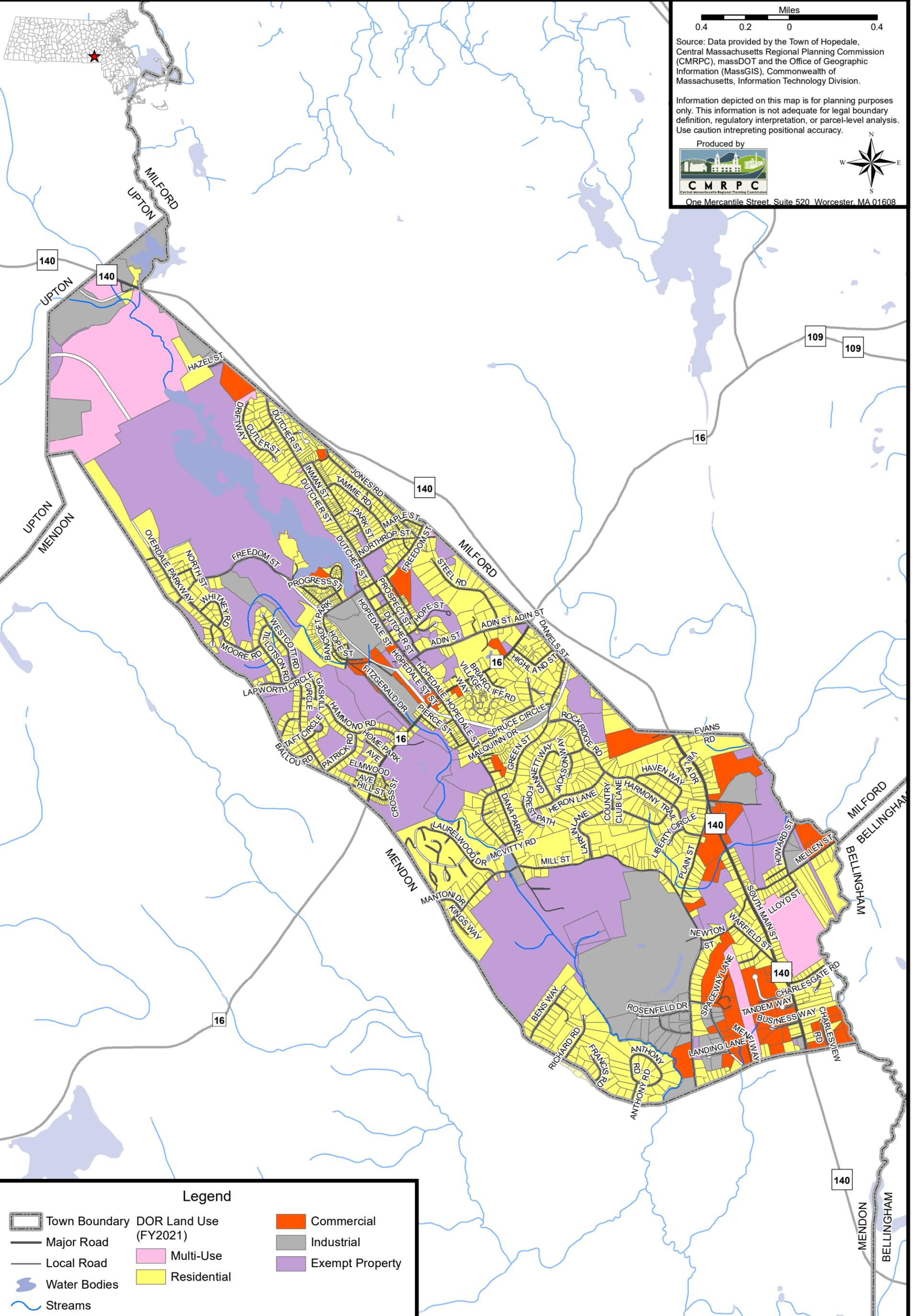


Legend

- Town Boundary
- Major Road
- Local Road
- Water Bodies
- Streams
- Sewer Line

Town of Hopedale, Massachusetts

DOR Land Use 2021 MASTER PLAN



Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by



One Mercantile Street, Suite 520 Worcester, MA 01608



Legend

- | | | |
|---------------|-----------------------|-----------------|
| Town Boundary | DOR Land Use (FY2021) | Commercial |
| Major Road | Multi-Use | Industrial |
| Local Road | Residential | Exempt Property |
| Water Bodies | | |
| Streams | | |

Town of Hopedale, Massachusetts

2016 Land Use/Land Cover 2021 MASTER PLAN



Miles
0.4 0.2 0 0.4

Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by

 Central Massachusetts Regional Planning Commission
 One Mercantile Street, Suite 520 Worcester, MA 01608

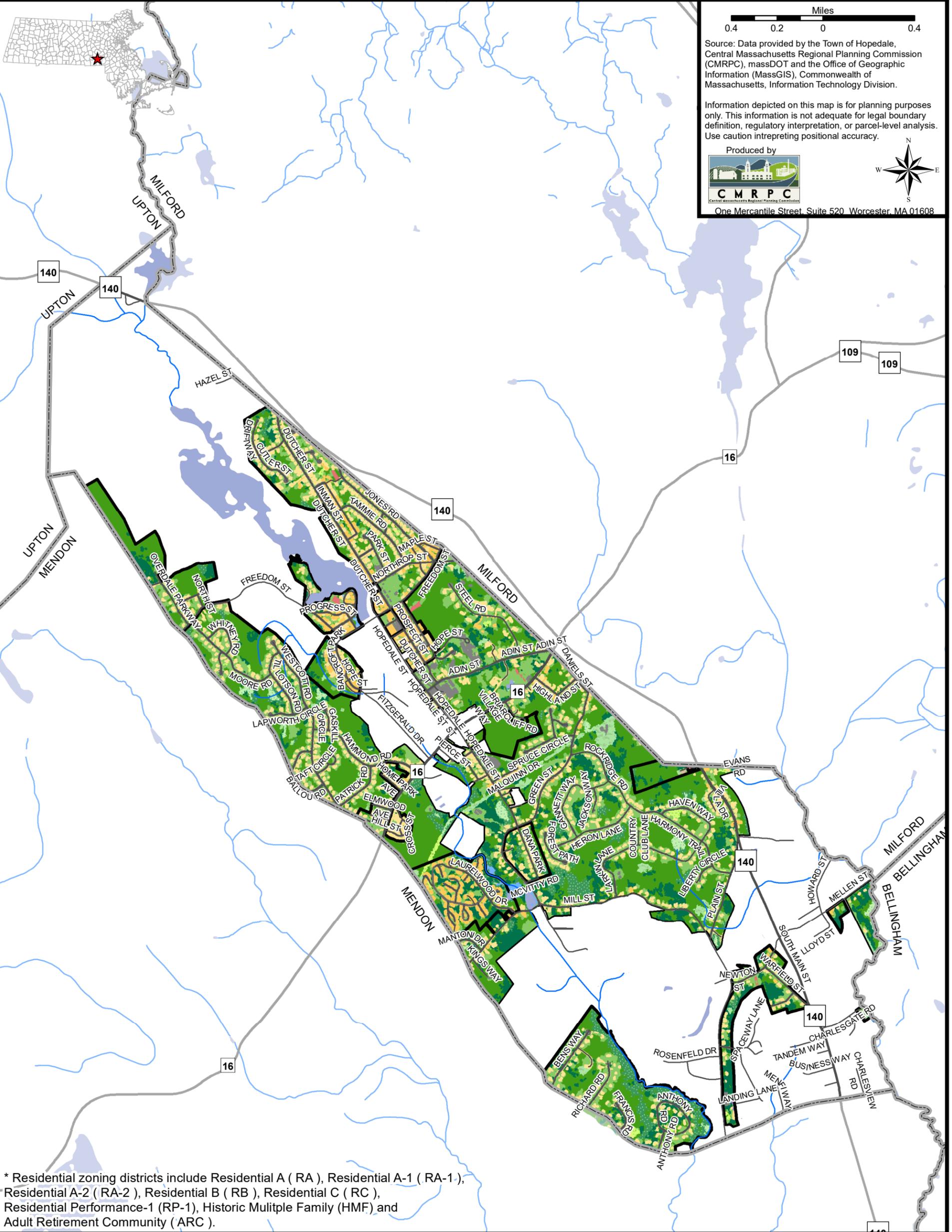


Town Boundary		2016 Land Use/Land Cover	
	Town Boundary		Residential - Other
	Major Road		Commercial
	Local Road		Industrial
	Water Bodies		Residential - Single Family
	Streams		Residential - Multi-Family
			Right-of-way
			Pasture/Hay
			Developed Open Space
			Water
			Grassland
			Aquatic Bed
			Scrub/Shrub
			Bare Land
			Deciduous Forest
			Forested Wetland
			Non-forested Wetland
			Evergreen Forest
			Mixed Use - Other
			Other Impervious

Town of Hopedale, Massachusetts

Residential Zoning vs. Land Use

2021 MASTER PLAN



0.4 0.2 0 0.4 Miles

Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by



One Mercantile Street, Suite 520 Worcester, MA 01608



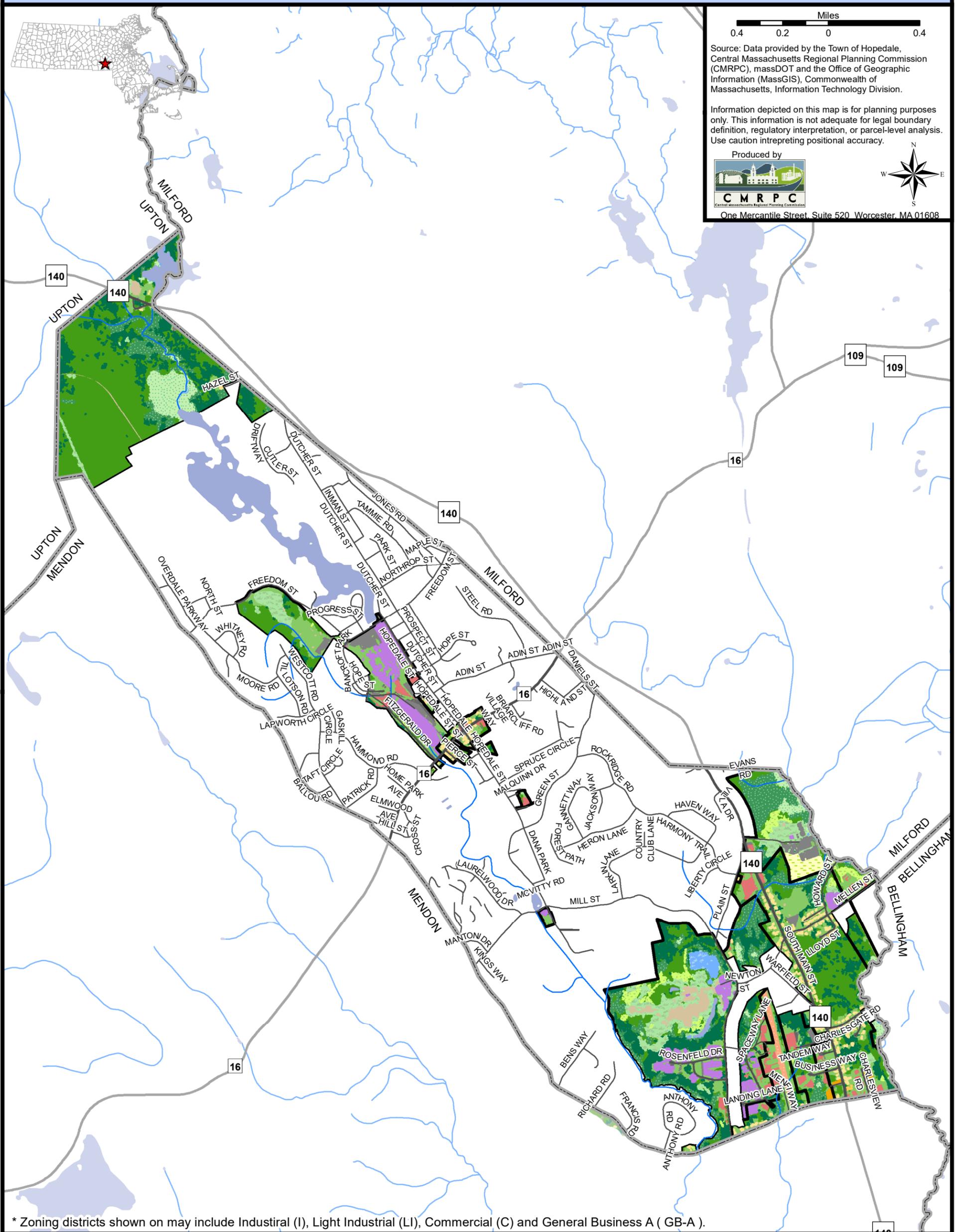
* Residential zoning districts include Residential A (RA), Residential A-1 (RA-1), Residential A-2 (RA-2), Residential B (RB), Residential C (RC), Residential Performance-1 (RP-1), Historic Multiple Family (HMF) and Adult Retirement Community (ARC).

Legend					
Town Boundary	2016 Land Use/Land Cover	Residential - Other	Right-of-way	Grassland	Water
Major Road	Residential - Single Family	Commercial	Pasture/Hay	Scrub/Shrub	Aquatic Bed
Local Road	Residential - Multi-Family	Industrial	Developed Open Space	Bare Land	
Water Bodies		Mixed Use - Other	Deciduous Forest	Forested Wetland	
Streams		Other Impervious	Evergreen Forest	Non-forested Wetland	

Town of Hopedale, Massachusetts

Commercial/Industrial Zoning vs. Land Use

2021 MASTER PLAN



0.4 0.2 0 0.4 Miles

Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by

 One Mercantile Street, Suite 520 Worcester, MA 01608

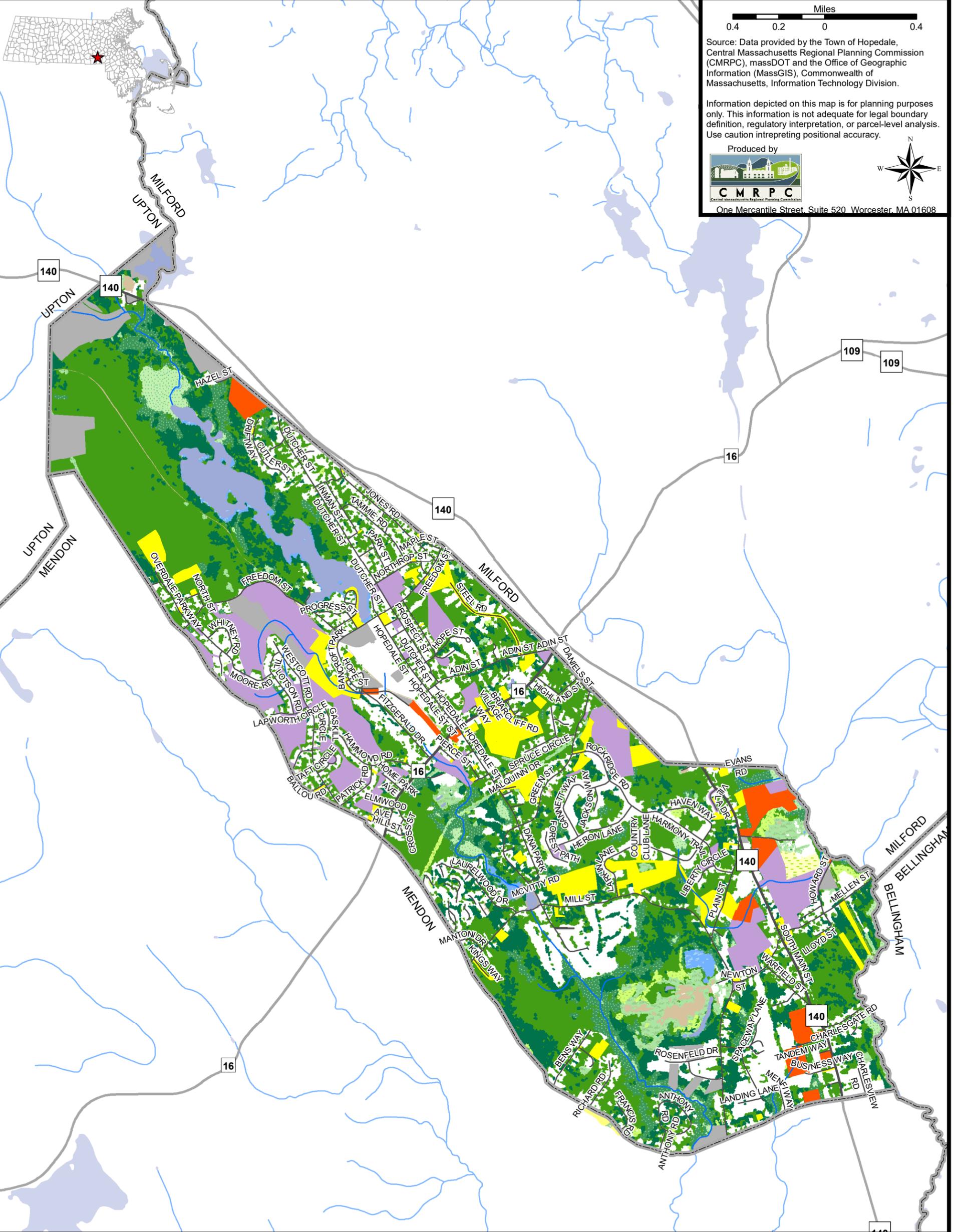


* Zoning districts shown on map may include Industrial (I), Light Industrial (LI), Commercial (C) and General Business A (GB-A).

Legend					
Town Boundary	2016 Land Use/Land Cover	Residential - Other	Right-of-way	Grassland	Water
Major Road	Residential - Single Family	Commercial	Pasture/Hay	Scrub/Shrub	Aquatic Bed
Local Road	Residential - Multi-Family	Industrial	Developed Open Space	Bare Land	
Water Bodies		Mixed Use - Other	Deciduous Forest	Forested Wetland	
Streams		Other Impervious	Evergreen Forest	Non-forested Wetland	

Town of Hopedale, Massachusetts

Vacant Land 2021 MASTER PLAN



Miles
0.4 0.2 0 0.4

Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by

 Central Massachusetts Regional Planning Commission
 One Mercantile Street, Suite 520 Worcester, MA 01608

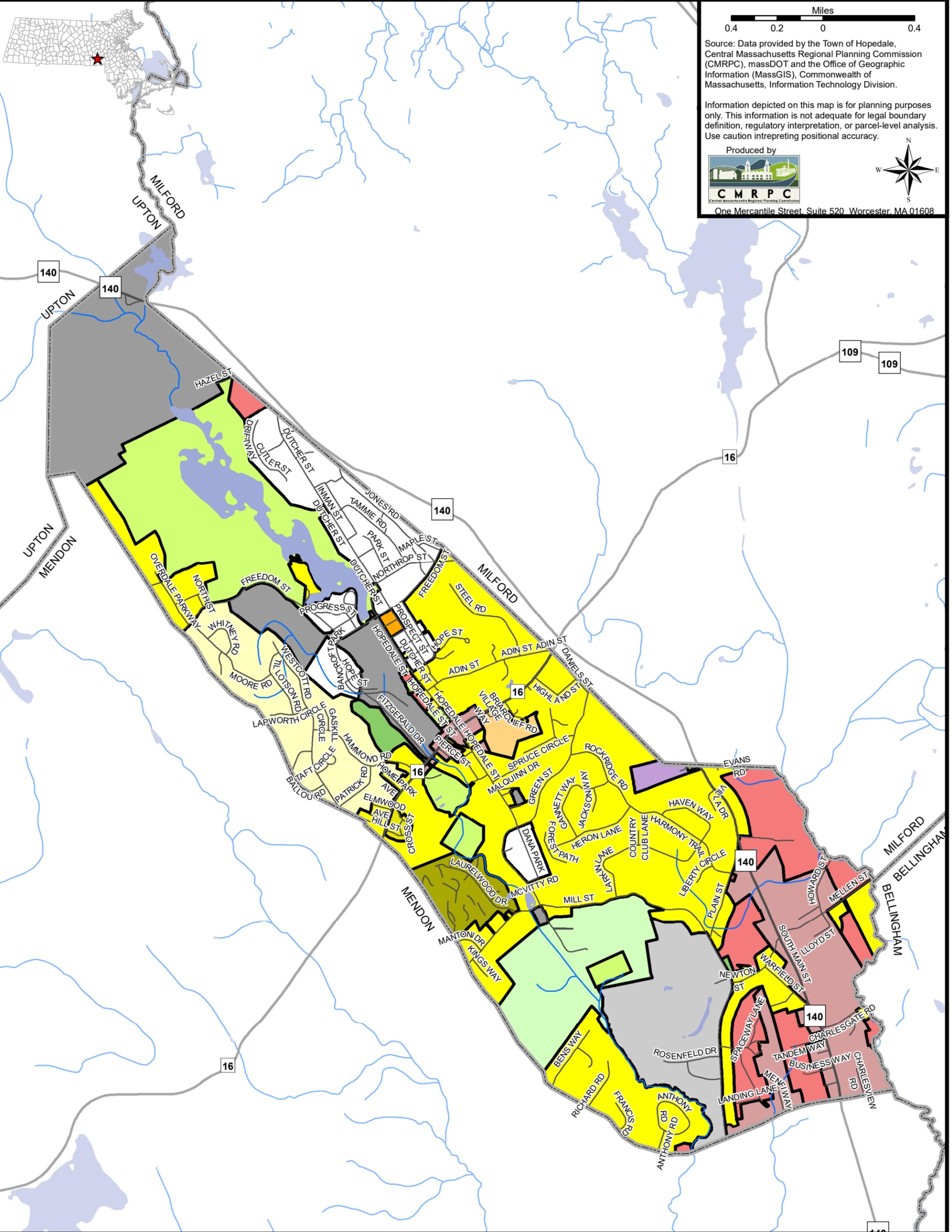


Legend

- | | | | | |
|---------------|-------------------------|--------------------------|------------------|----------------------|
| Town Boundary | DOR Land Use (FY2021) | 2016 Land Use/Land Cover | Grassland | Non-forested Wetland |
| Major Road | Vacant Residential Land | Pasture/Hay | Scrub/Shrub | Water |
| Local Road | Vacant Commercial Land | Deciduous Forest | Bare Land | Aquatic Bed |
| Water Bodies | Vacant Industrial Land | Evergreen Forest | Forested Wetland | |
| Streams | Vacant Exempt Land | | | |

Town of Hopedale, Massachusetts

Zoning Districts 2021 MASTER PLAN



0.4 0.2 0 0.4
Miles

Source: Data provided by the Town of Hopedale, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Produced by

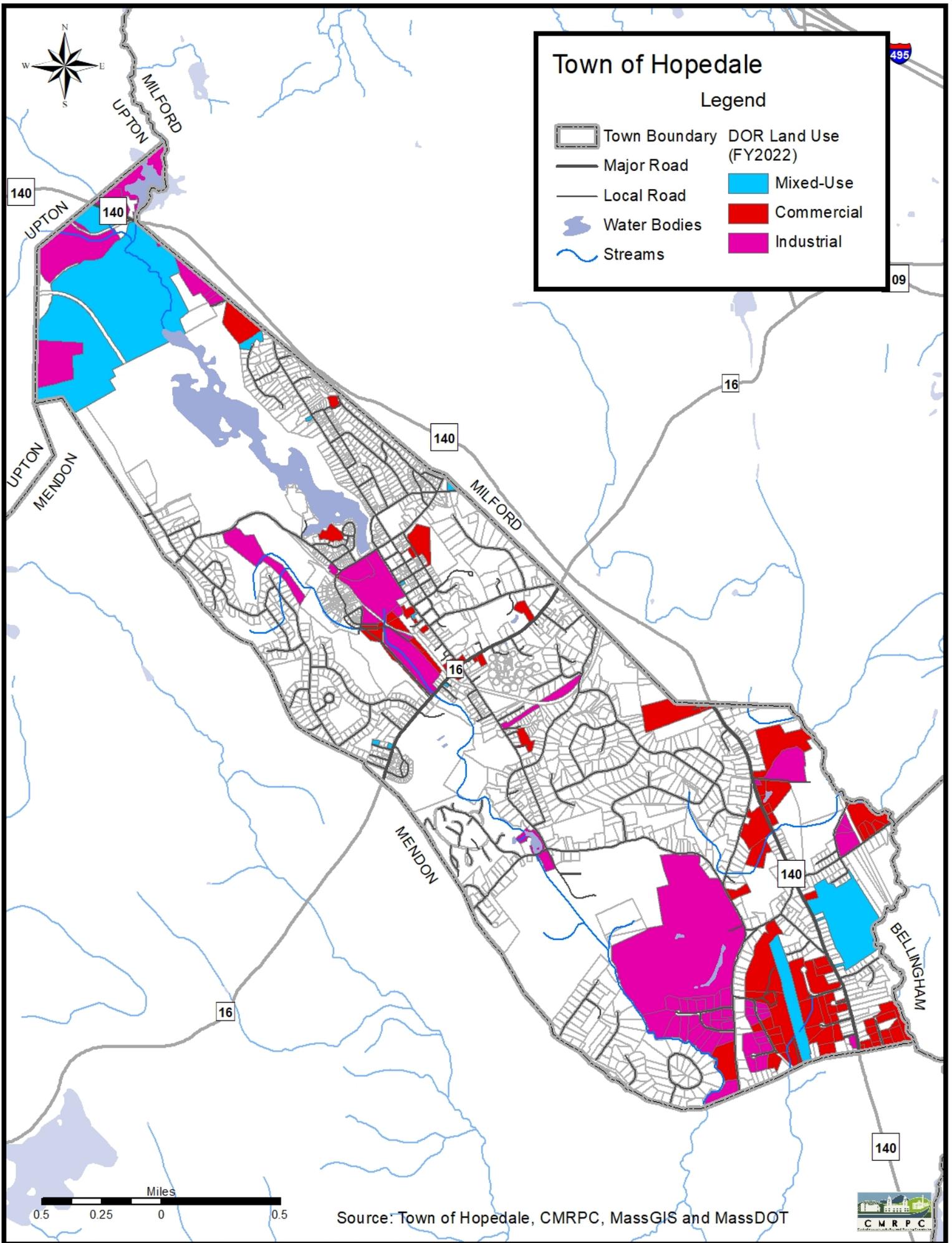
 Central Massachusetts Regional Planning Commission
 One Mercantile Street, Suite 520 Worcester, MA 01608

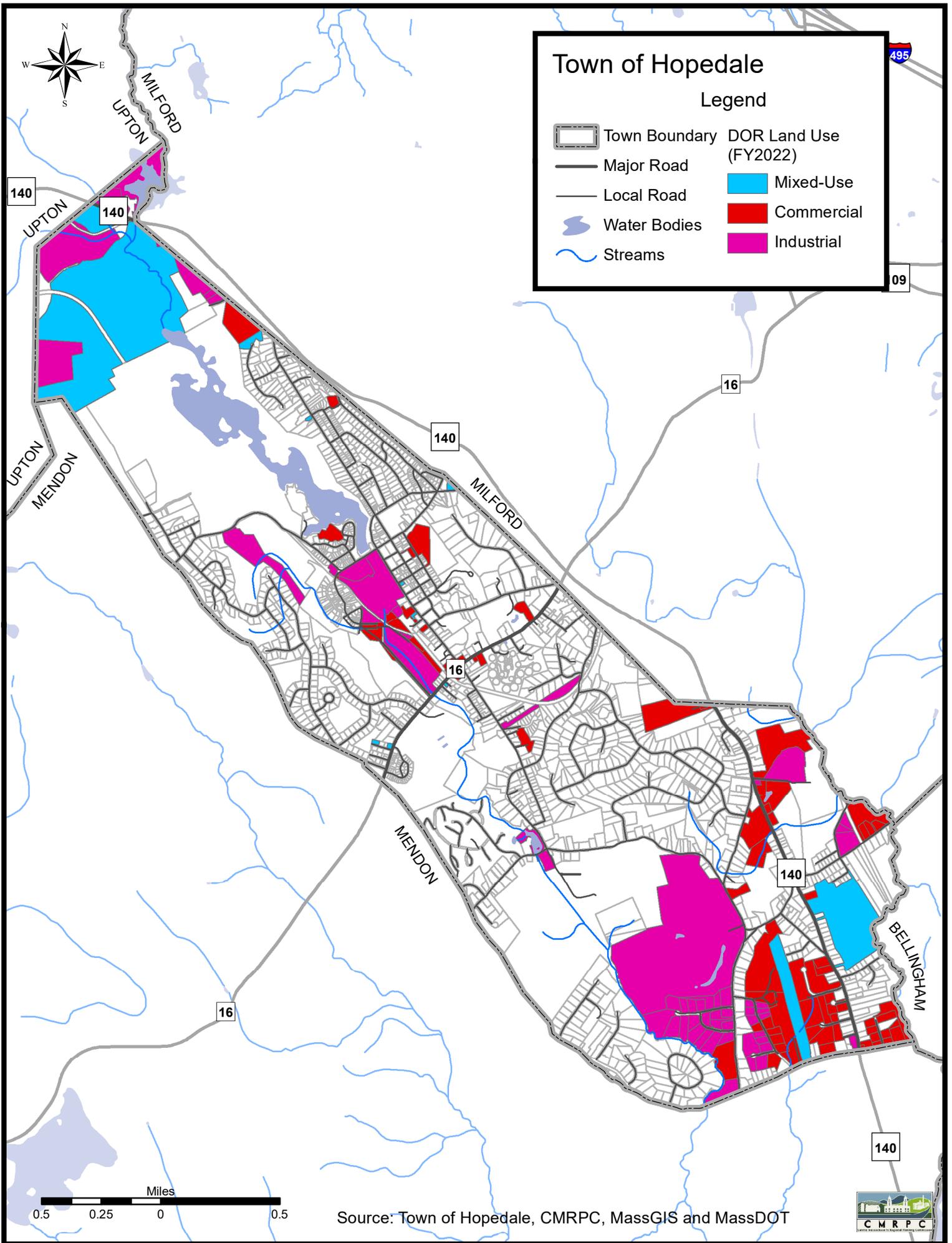


Legend

- | | | | | |
|---------------|-------------------------|-----------------------------|--------------------------|------------------------------------|
| Town Boundary | Industrial (I) | General Business A (GB-A) | Residential A (RA) | Residential Performance-1 (RP-1) |
| Major Road | Light Industrial (LI) | Town Land (T) | Residential A-1 (RA-1) | Historic Multiple Family (HMF) |
| Local Road | Commercial (C) | Recreational (REC) | Residential A-2 (RA-2) | Adult Retirement Community (ARC) |
| Water Bodies | Cemetery (CEM) | Residential C (RC) | | |
| Streams | | | | |

Town of Hopedale, Massachusetts





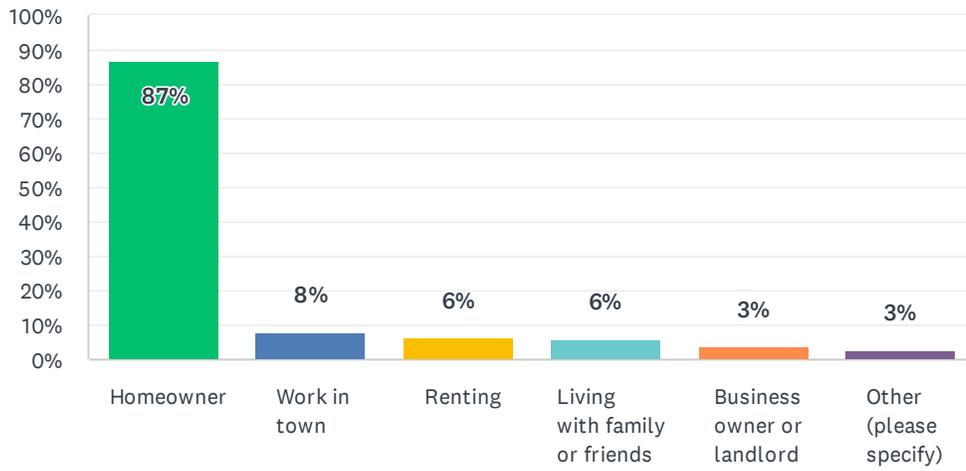
Appendix B:

Envision Hopedale Survey (Survey 1)



Q1 What is your connection with Hopedale? Select all that apply.

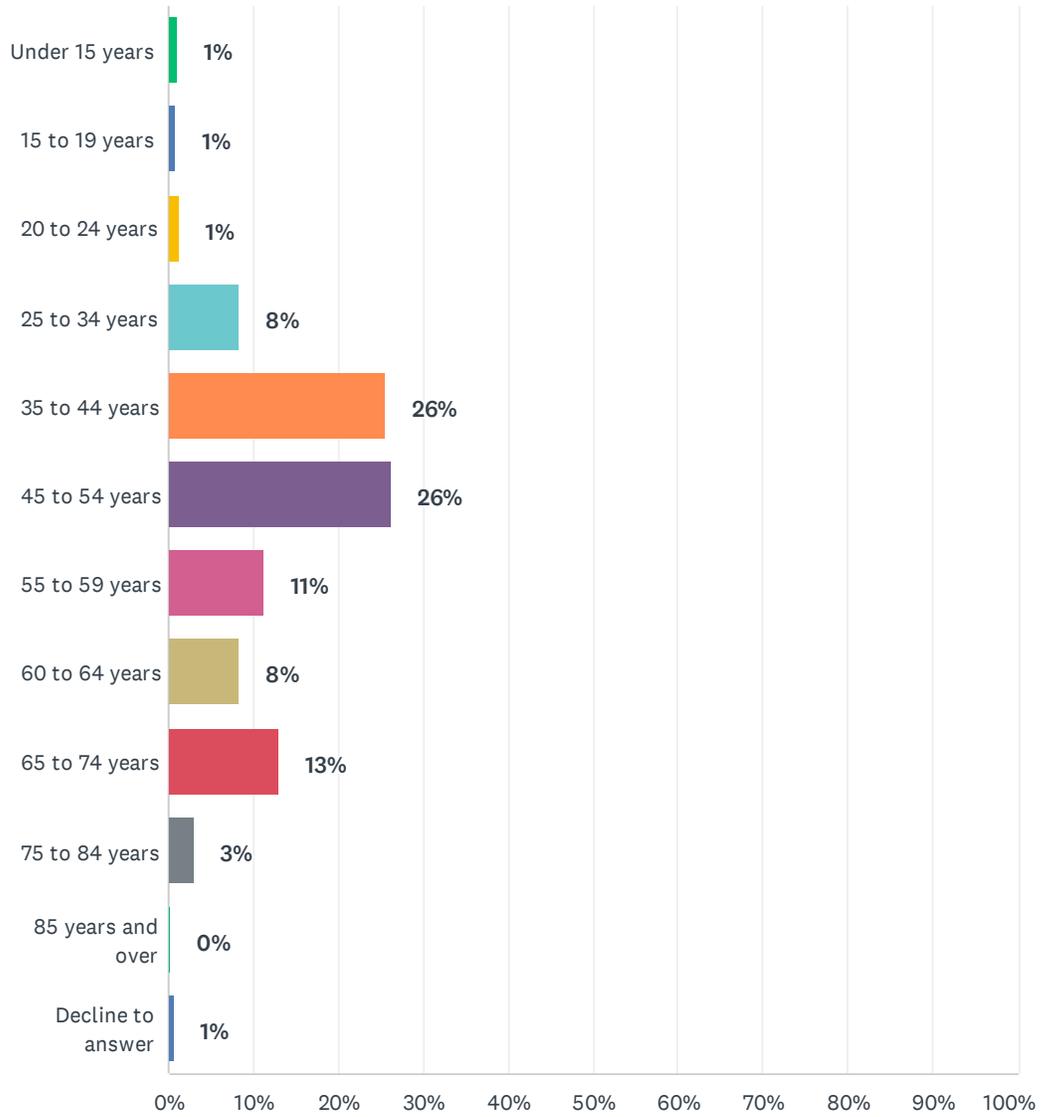
Answered: 487 Skipped: 4



ANSWER CHOICES	RESPONSES	
Homeowner	87%	424
Work in town	8%	38
Renting	6%	30
Living with family or friends	6%	28
Business owner or landlord	3%	17
Other (please specify)	3%	14
Total Respondents: 487		

Q2 Which age group do you belong to?

Answered: 487 Skipped: 4

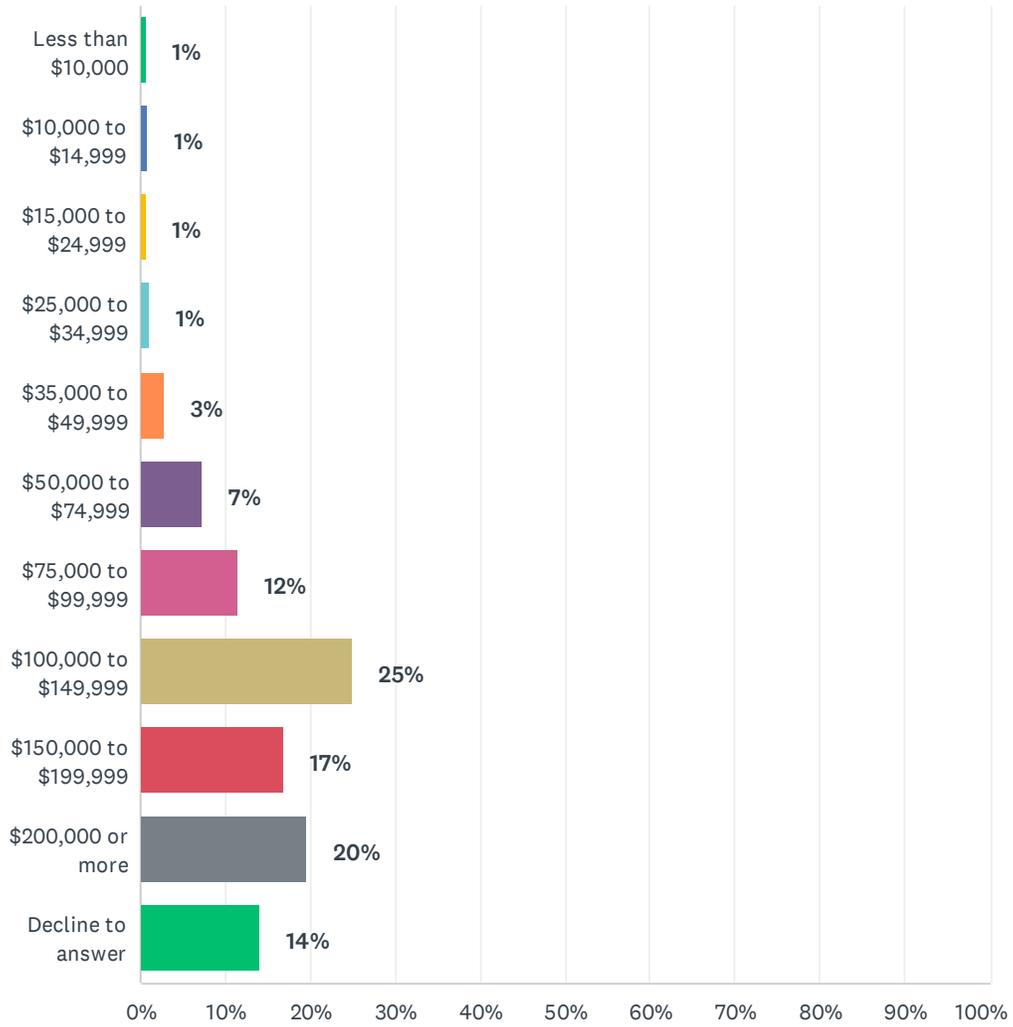


envisionHOPEDALE: Take the Survey!

ANSWER CHOICES	RESPONSES	
Under 15 years	1%	5
15 to 19 years	1%	4
20 to 24 years	1%	6
25 to 34 years	8%	41
35 to 44 years	26%	125
45 to 54 years	26%	128
55 to 59 years	11%	55
60 to 64 years	8%	41
65 to 74 years	13%	63
75 to 84 years	3%	15
85 years and over	0%	1
Decline to answer	1%	3
TOTAL		487

Q3 What is your estimated combined family income?

Answered: 485 Skipped: 6

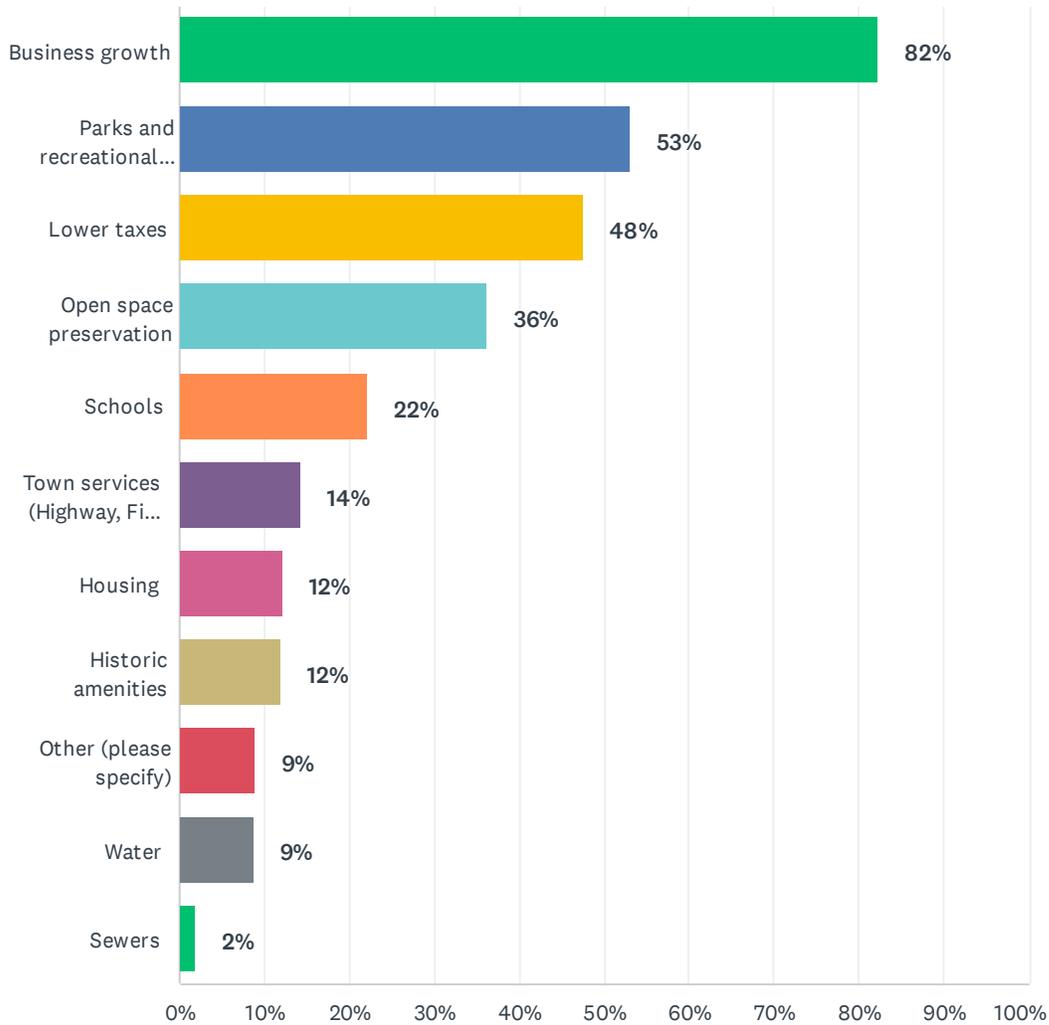


envisionHOPEDALE: Take the Survey!

ANSWER CHOICES	RESPONSES	
Less than \$10,000	1%	3
\$10,000 to \$14,999	1%	4
\$15,000 to \$24,999	1%	3
\$25,000 to \$34,999	1%	5
\$35,000 to \$49,999	3%	13
\$50,000 to \$74,999	7%	35
\$75,000 to \$99,999	12%	56
\$100,000 to \$149,999	25%	121
\$150,000 to \$199,999	17%	82
\$200,000 or more	20%	95
Decline to answer	14%	68
TOTAL		485

Q4 What do you think Hopedale needs more of? Select your top three (3) choices.

Answered: 489 Skipped: 2

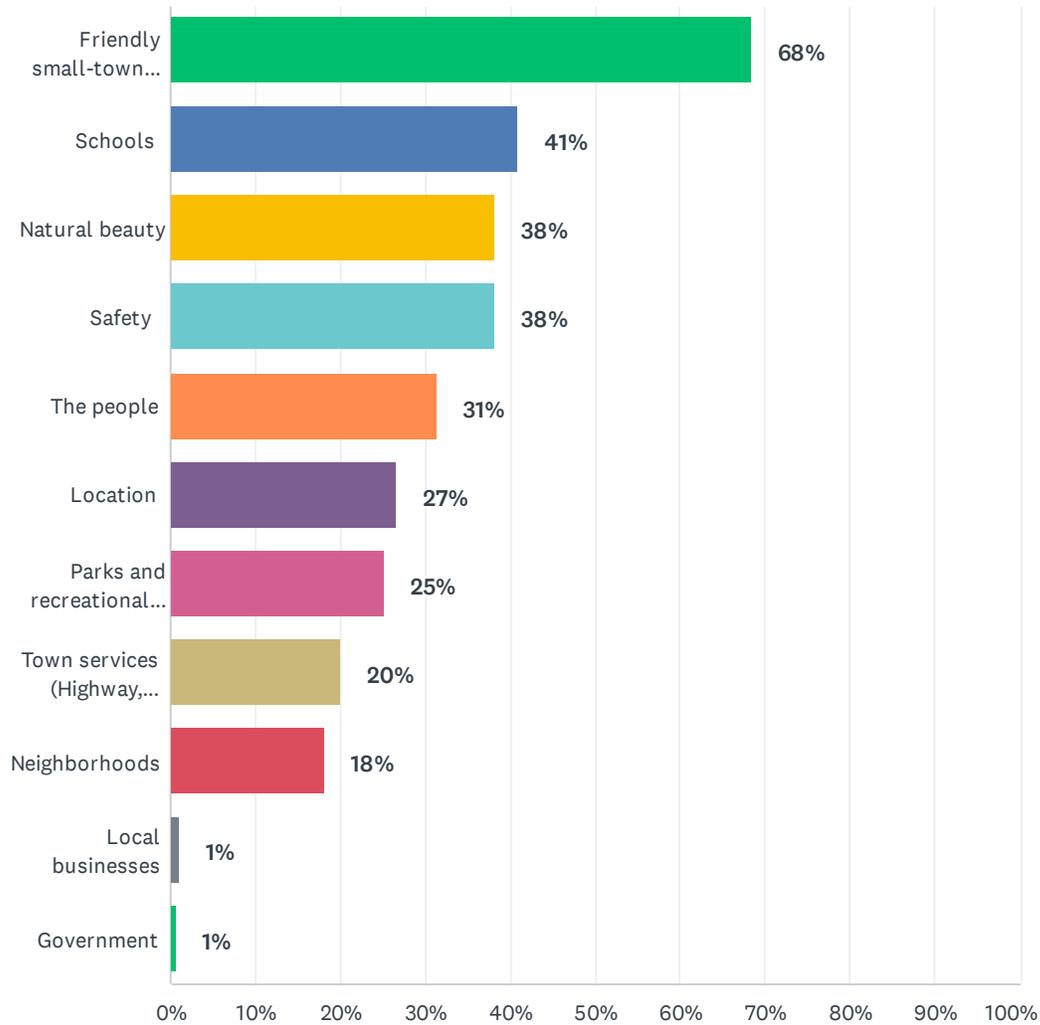


envisionHOPEDALE: Take the Survey!

ANSWER CHOICES	RESPONSES	
Business growth	82%	402
Parks and recreational resources	53%	260
Lower taxes	48%	233
Open space preservation	36%	177
Schools	22%	108
Town services (Highway, Fire, Police)	14%	70
Housing	12%	59
Historic amenities	12%	58
Other (please specify)	9%	44
Water	9%	43
Sewers	2%	9
Total Respondents: 489		

Q5 What is Hopedale's greatest strength? Select your top three (3) choices.

Answered: 487 Skipped: 4

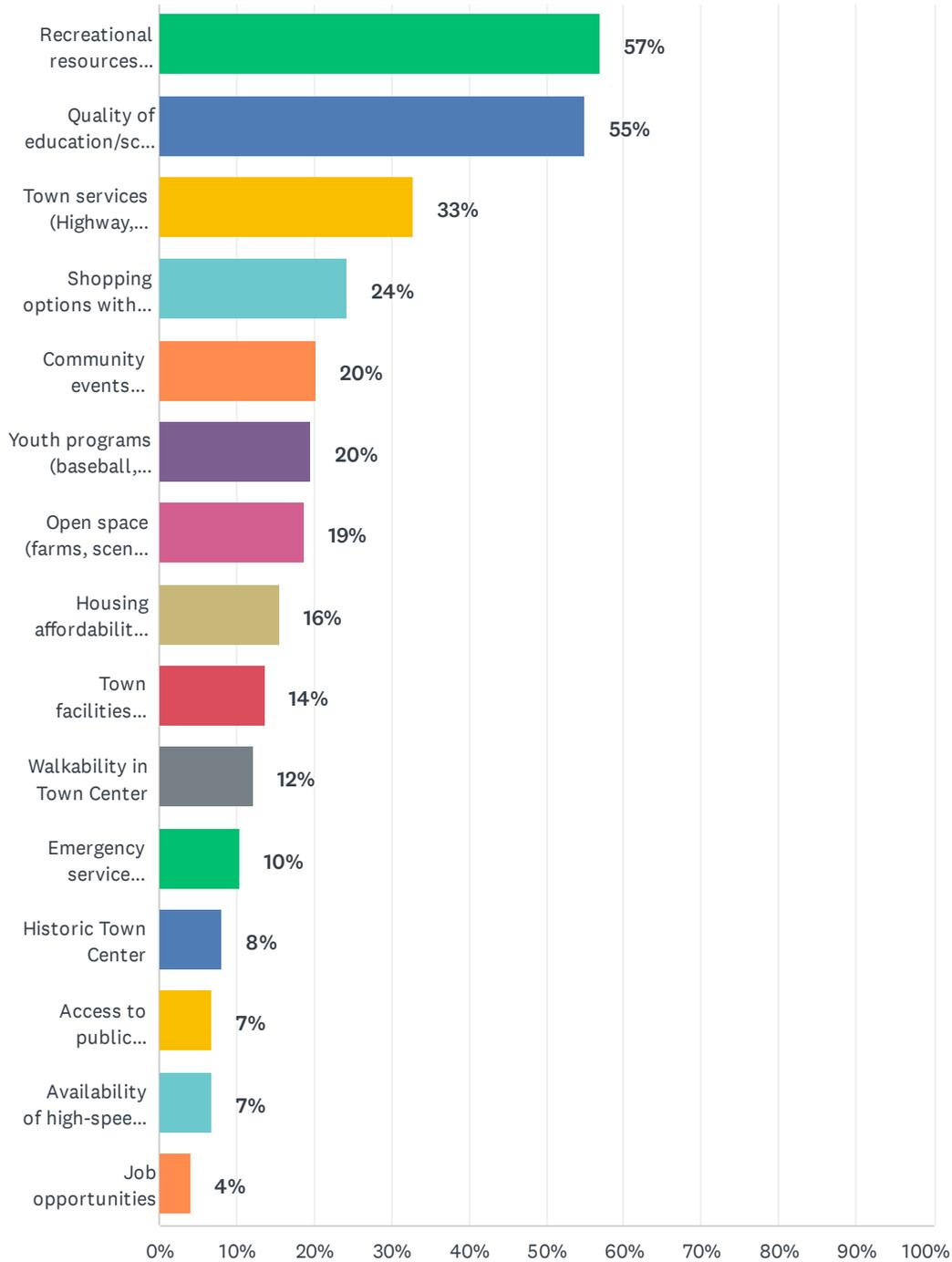


envisionHOPEDALE: Take the Survey!

ANSWER CHOICES	RESPONSES	
Friendly small-town character	68%	333
Schools	41%	199
Natural beauty	38%	186
Safety	38%	186
The people	31%	153
Location	27%	130
Parks and recreational resources	25%	123
Town services (Highway, Water, Fire, Police)	20%	98
Neighborhoods	18%	88
Local businesses	1%	5
Government	1%	3
Total Respondents: 487		

Q6 Which of the following items are most important to your quality of life in Hopedale? Select your top three (3) choices that either contribute significantly to your quality of life in Hopedale today or are elements you would prioritize being added, improved, or expanded.

Answered: 487 Skipped: 4

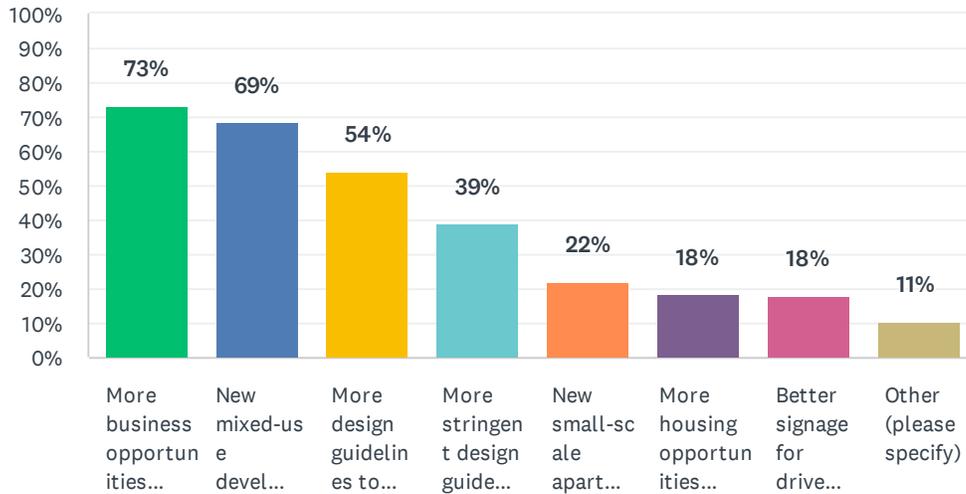


envisionHOPEDALE: Take the Survey!

ANSWER CHOICES	RESPONSES	
Recreational resources (Parkland, parks, pond, playgrounds, fields)	57%	277
Quality of education/schools	55%	268
Town services (Highway, Water, Fire, Police)	33%	160
Shopping options within town	24%	118
Community events (Memorial Day Parade, Day in the Park, Tree Lighting)	20%	99
Youth programs (baseball, soccer, basketball)	20%	96
Open space (farms, scenic views, forests, water bodies)	19%	91
Housing affordability (rental or purchase)	16%	76
Town facilities (Town Hall, Library, Senior Center)	14%	66
Walkability in Town Center	12%	59
Emergency service response time	10%	51
Historic Town Center	8%	39
Access to public transportation	7%	33
Availability of high-speed internet	7%	33
Job opportunities	4%	20
Total Respondents: 487		

Q7 Regarding Hopedale's Town Center, which of the following options for future development would you support? Select all of the options with which you agree.

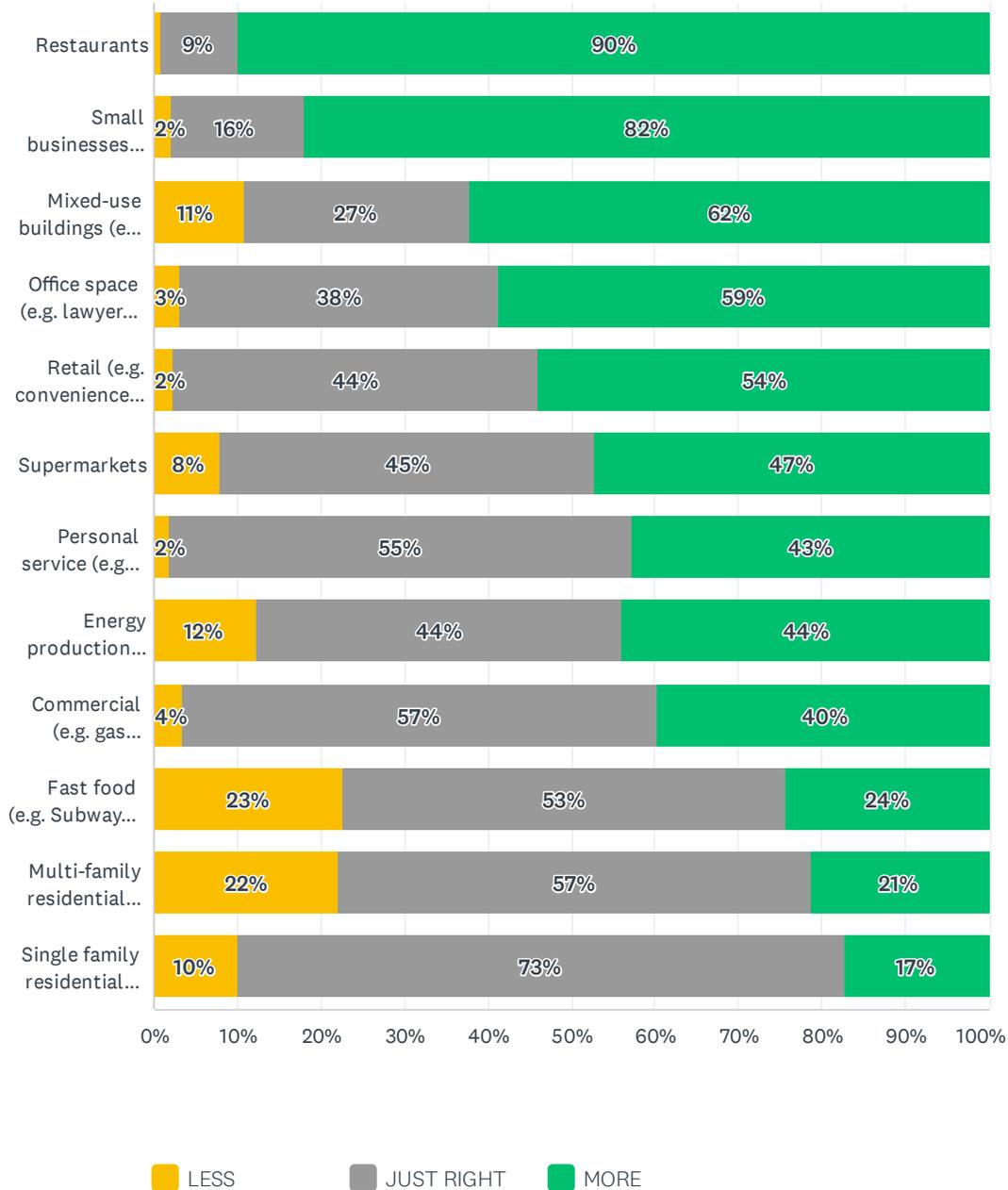
Answered: 489 Skipped: 2



ANSWER CHOICES	RESPONSES	
More business opportunities in existing buildings	73%	359
New mixed-use development (retail/office space on first floor, housing on upper floor(s))	69%	335
More design guidelines to maintain community character for new buildings	54%	265
More stringent design guidelines to maintain community character for renovations of existing buildings	39%	190
New small-scale apartment/townhouse buildings (1 to 4 families)	22%	107
More housing opportunities within existing buildings	18%	89
Better signage for drivers, cyclists, and/or pedestrians	18%	87
Other (please specify)	11%	52
Total Respondents: 489		

Q8 Which of the following types of development do you feel Hopedale needs more or less of? Select “LESS” if you feel Hopedale needs less of this item, “JUST RIGHT” if you feel Hopedale has an appropriate amount of this item, or “MORE” if you feel Hopedale needs more of this item.

Answered: 488 Skipped: 3

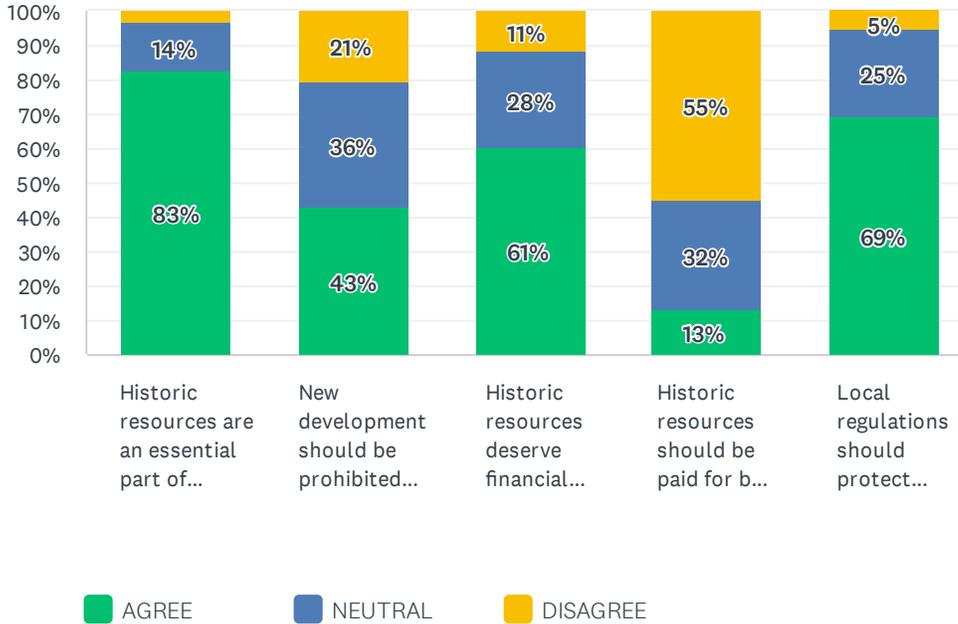


envisionHOPEDALE: Take the Survey!

	LESS	JUST RIGHT	MORE	TOTAL
Restaurants	1% 4	9% 45	90% 436	485
Small businesses (e.g. bed and breakfasts, certified public accountant, contractor)	2% 10	16% 77	82% 396	483
Mixed-use buildings (e.g. first floor business, upper floors residential)	11% 52	27% 130	62% 300	482
Office space (e.g. lawyer, dentist, veterinarian)	3% 15	38% 183	59% 281	479
Retail (e.g. convenience stores, package stores, antiques)	2% 11	44% 211	54% 260	482
Supermarkets	8% 38	45% 212	47% 223	473
Personal service (e.g. hair salons)	2% 9	55% 268	43% 207	484
Energy production (e.g. commercial solar)	12% 58	44% 205	44% 207	470
Commercial (e.g. gas stations, auto repair, banks)	4% 17	57% 275	40% 192	484
Fast food (e.g. Subway, Dunkin' Donuts)	23% 109	53% 253	24% 117	479
Multi-family residential housing (e.g. apartments, townhouses)	22% 106	57% 271	21% 102	479
Single family residential housing	10% 48	73% 349	17% 82	479

Q9 Do you AGREE, feel NEUTRAL, or DISAGREE with each of the following statements about Hopedale's historic assets?

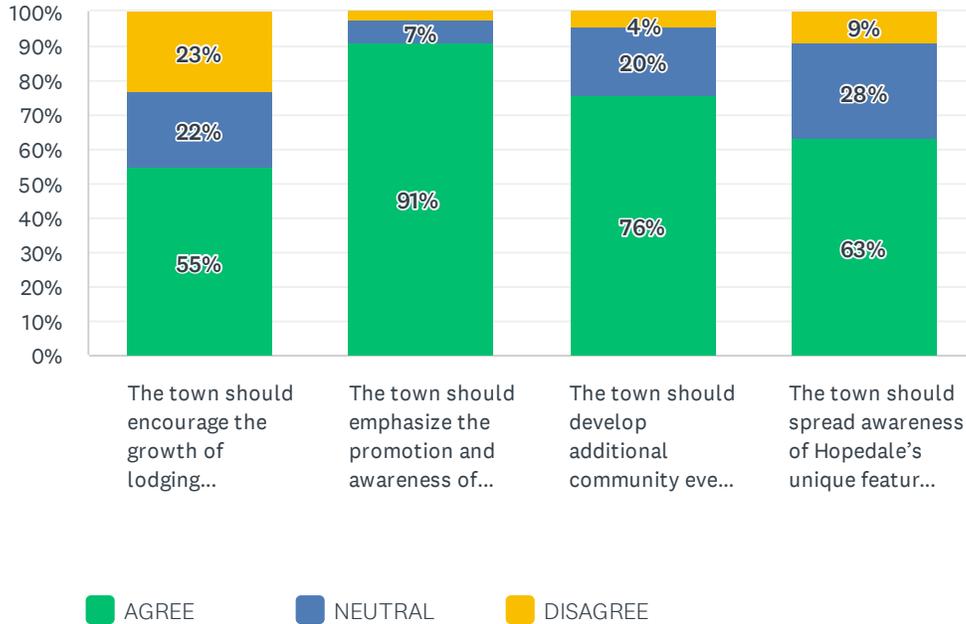
Answered: 487 Skipped: 4



	AGREE	NEUTRAL	DISAGREE	TOTAL
Historic resources are an essential part of Hopedale's character (e.g. historic buildings, monuments, districts).	83% 402	14% 70	3% 15	487
New development should be prohibited if it means losing a historic building.	43% 211	36% 175	21% 101	487
Historic resources deserve financial support from the town's government (e.g. tax incentives, Community Preservation Act funds).	61% 296	28% 135	11% 56	487
Historic resources should be paid for by property owners alone, without additional help from the town's government.	13% 63	32% 157	55% 267	487
Local regulations should protect certain historic resources and regions (e.g. Local Historic District).	69% 338	25% 123	5% 26	487

Q10 Do you AGREE, feel NEUTRAL, or DISAGREE with each of the following statements about Hopedale’s tourism and visitors? Note: please answer this as separate from COVID precautions.

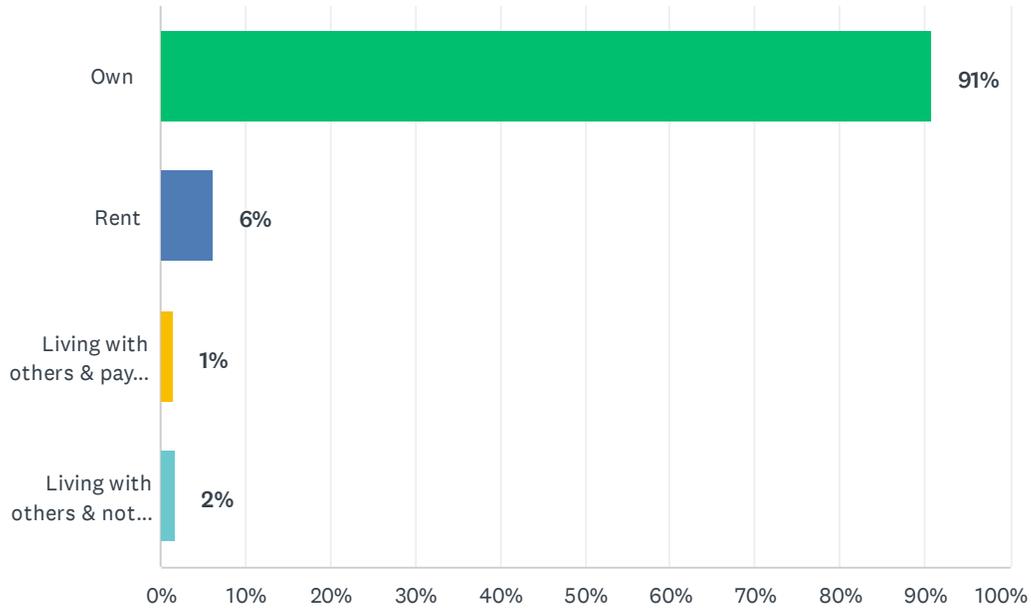
Answered: 487 Skipped: 4



	AGREE	NEUTRAL	DISAGREE	TOTAL
The town should encourage the growth of lodging businesses such as bed and breakfasts, Airbnb, and/or small boutique hotels.	55% 265	22% 109	23% 112	486
The town should emphasize the promotion and awareness of local businesses that may appeal to both residents and visitors.	91% 440	7% 33	2% 11	484
The town should develop additional community events (e.g. Day in the Park, Tree Lighting) that may offer significant appeal for visitors.	76% 368	20% 98	4% 20	486
The town should spread awareness of Hopedale’s unique features and create a plan to promote tourism.	63% 307	28% 136	9% 43	486

Q11 Do you own or rent your home?

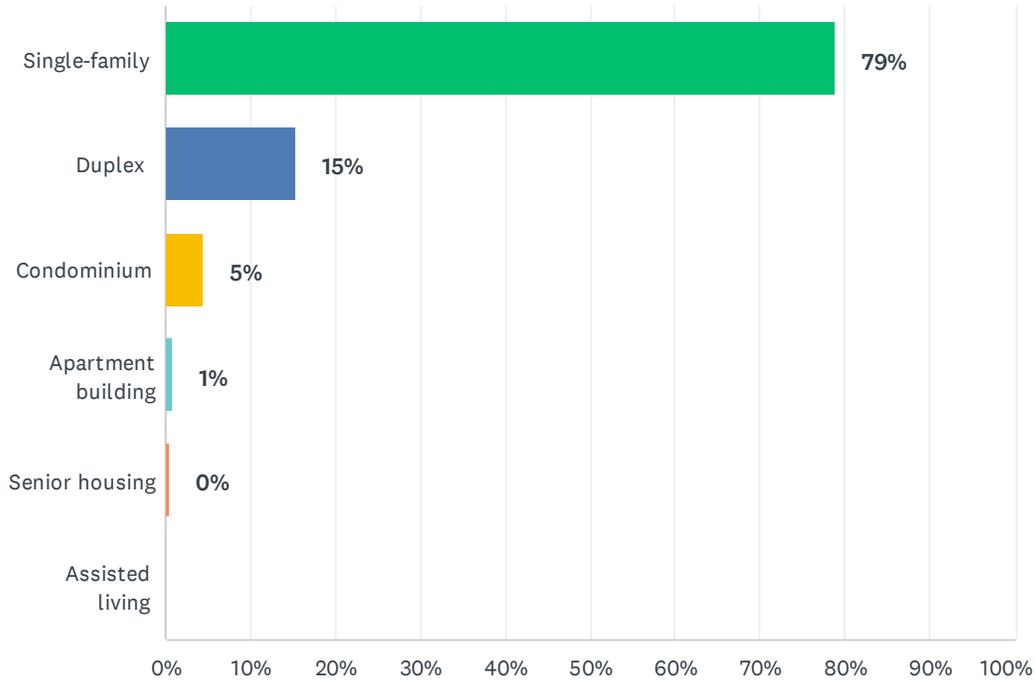
Answered: 486 Skipped: 5



ANSWER CHOICES	RESPONSES	
Own	91%	441
Rent	6%	30
Living with others & paying rent or mortgage	1%	7
Living with others & not paying rent or mortgage	2%	8
TOTAL		486

Q12 In what type of home do you currently live?

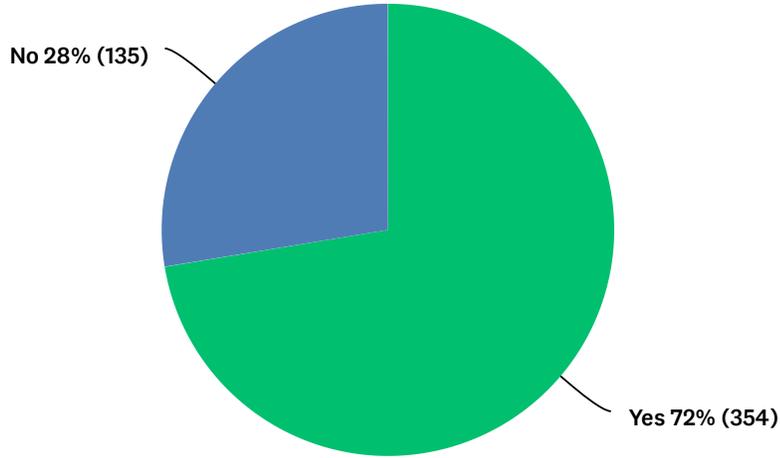
Answered: 488 Skipped: 3



ANSWER CHOICES	RESPONSES	
Single-family	79%	385
Duplex	15%	75
Condominium	5%	22
Apartment building	1%	4
Senior housing	0%	2
Assisted living	0%	0
TOTAL		488

Q13 Do you currently have, or have you ever had, children enrolled in the Hopedale Public Schools?

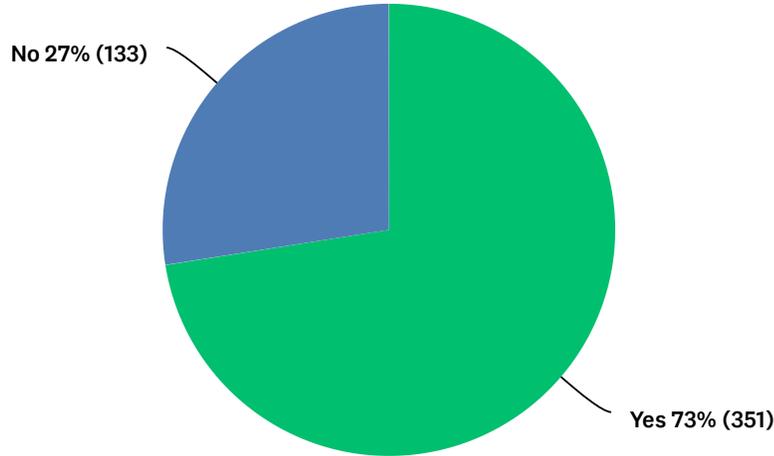
Answered: 489 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	72%	354
No	28%	135
TOTAL		489

Q14 Did the quality of the Hopedale Public Schools factor into your decision to live in Hopedale?

Answered: 484 Skipped: 7

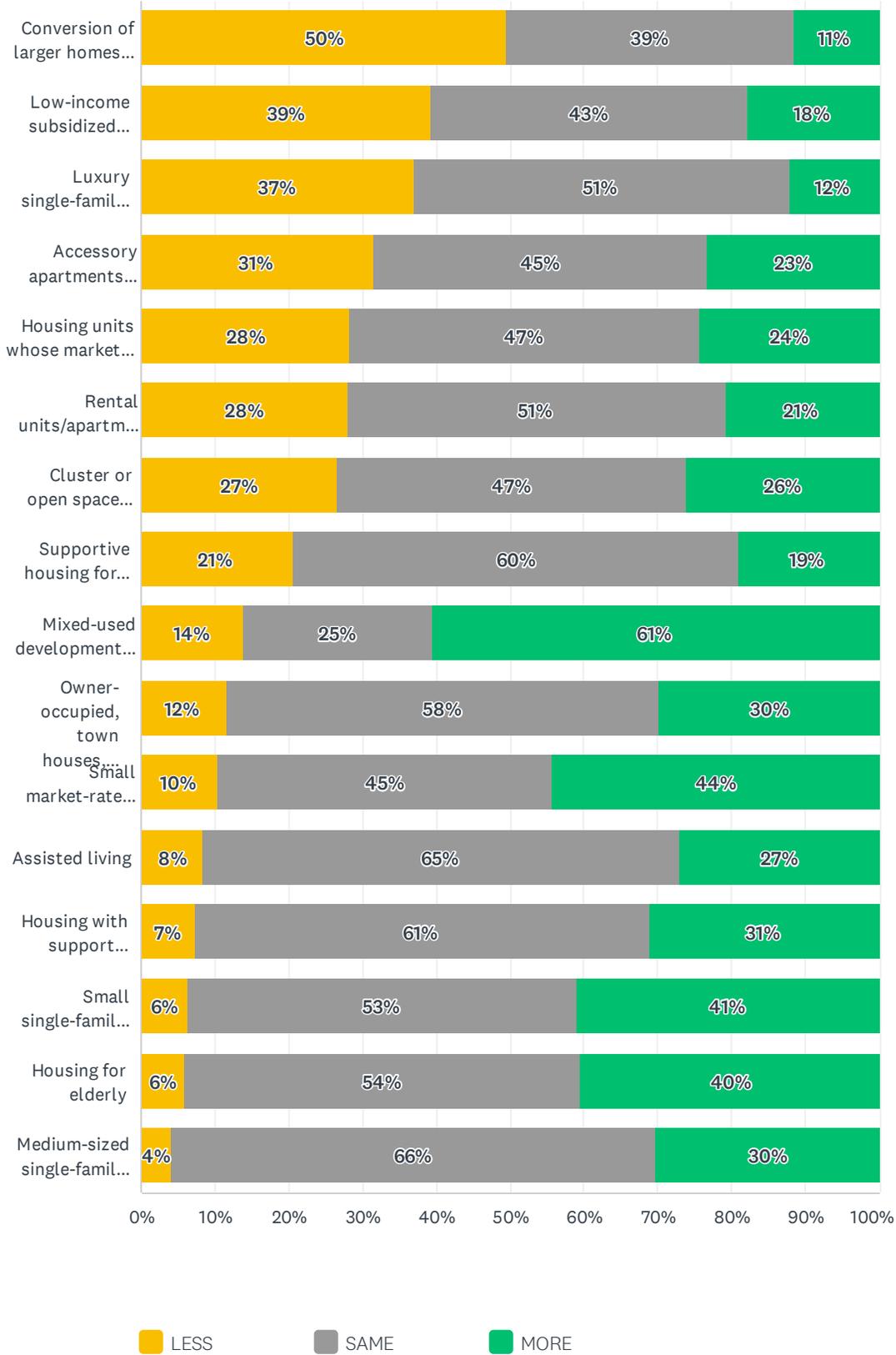


ANSWER CHOICES	RESPONSES	
Yes	73%	351
No	27%	133
TOTAL		484

Q15 In the next 10 to 20 years, which of the following housing types do you think Hopedale will need most? Select “LESS” if you feel Hopedale will need less of this type, “SAME” if you feel Hopedale will need the same amount of this type, or “MORE” if you feel Hopedale will need more of this type of housing.

Answered: 487 Skipped: 4

envisionHOPEDALE: Take the Survey!

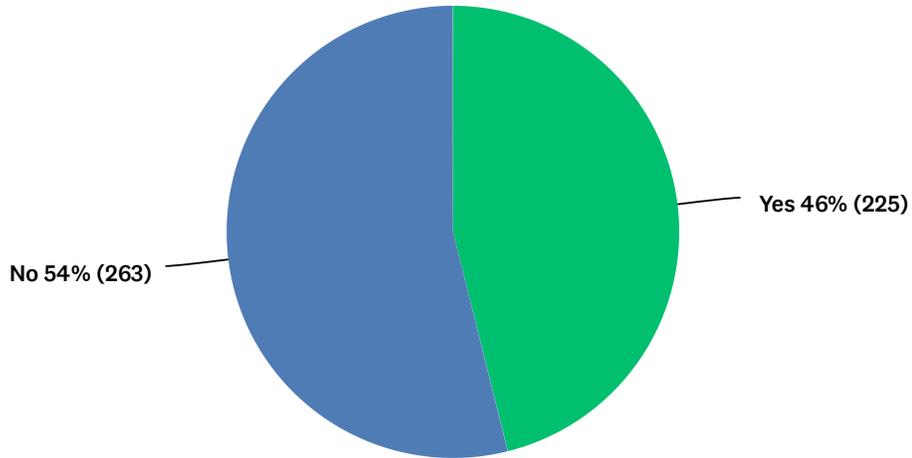


envisionHOPEDALE: Take the Survey!

	LESS	SAME	MORE	TOTAL
Conversion of larger homes into apartments	50% 240	39% 189	11% 55	484
Low-income subsidized housing	39% 190	43% 208	18% 86	484
Luxury single-family homes	37% 179	51% 247	12% 58	484
Accessory apartments (e.g. small apartments inside or on property of a single-family home)	31% 152	45% 218	23% 113	483
Housing units whose market prices are restricted to be affordable to families making no more than 80% of area median income	28% 137	47% 229	24% 118	484
Rental units/apartments	28% 134	51% 247	21% 99	480
Cluster or open space subdivisions (these are typically single-family homes on slightly smaller lots with remaining land designated as protected open space)	27% 128	47% 228	26% 126	482
Supportive housing for youth	21% 99	60% 287	19% 91	477
Mixed-used development (e.g. retail/office on first floor and residential units above)	14% 68	25% 124	61% 295	487
Owner-occupied, town houses, condominiums	12% 57	58% 284	30% 145	486
Small market-rate homes geared toward seniors	10% 51	45% 219	44% 216	486
Assisted living	8% 40	65% 312	27% 130	482
Housing with support services for people with disabilities	7% 36	61% 297	31% 150	483
Small single-family market-rate homes geared towards first-time buyers	6% 31	53% 256	41% 199	486
Housing for elderly	6% 29	54% 259	40% 196	484
Medium-sized single-family homes	4% 20	66% 318	30% 146	484

Q16 Is housing affordability an issue for you or anyone you know who lives in Hopedale?

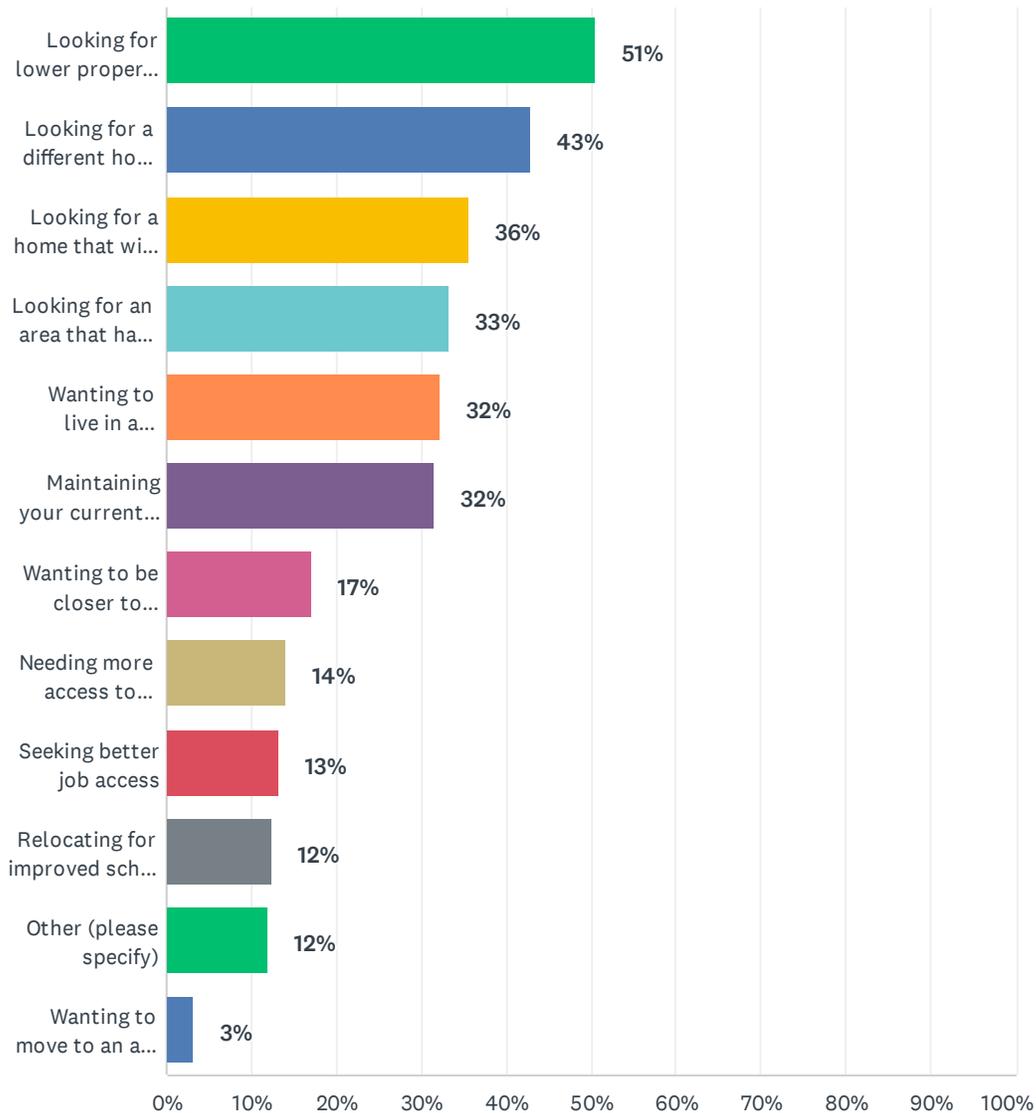
Answered: 488 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	46%	225
No	54%	263
TOTAL		488

Q17 If you were to consider, or have already considered, moving out of your community, which of the following factors would drive your decision to move? Select all that apply.

Answered: 479 Skipped: 12

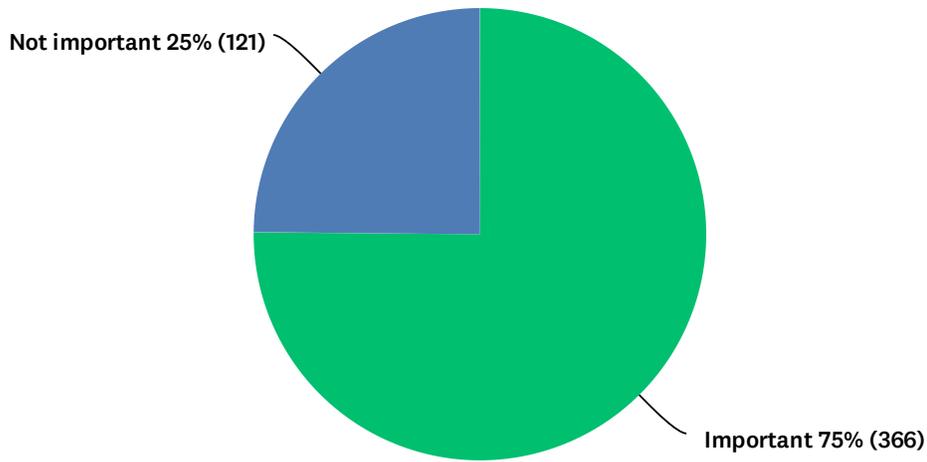


envisionHOPEDALE: Take the Survey!

ANSWER CHOICES	RESPONSES	
Looking for lower property taxes	51%	242
Looking for a different home size that meets your needs	43%	205
Looking for a home that will help you live independently as you age	36%	171
Looking for an area that has a lower cost of living	33%	159
Wanting to live in a different climate	32%	154
Maintaining your current home will be too expensive	32%	151
Wanting to be closer to family	17%	82
Needing more access to public transportation	14%	67
Seeking better job access	13%	63
Relocating for improved school quality	12%	59
Other (please specify)	12%	57
Wanting to move to an area that has better healthcare facilities	3%	15
Total Respondents: 479		

Q18 How important is it for you to remain in your community as you age?

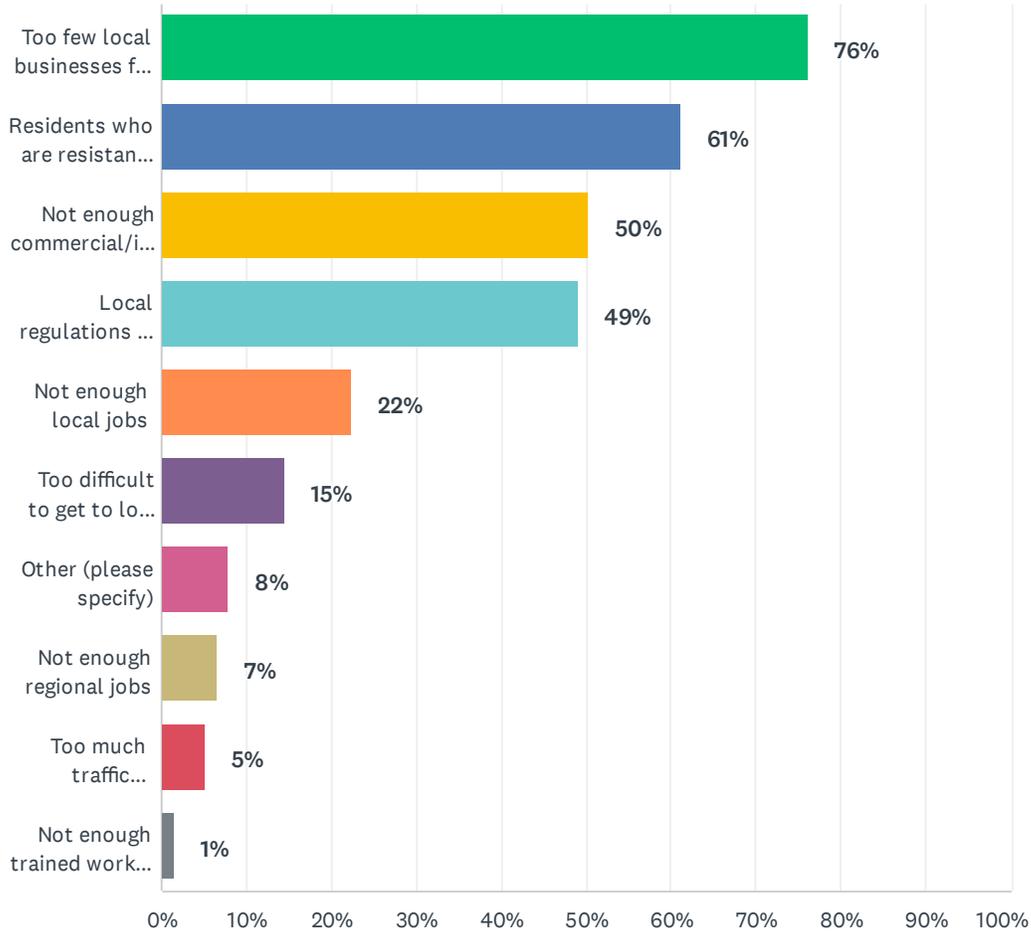
Answered: 487 Skipped: 4



ANSWER CHOICES	RESPONSES	
Important	75%	366
Not important	25%	121
TOTAL		487

Q19 Other than the COVID-19 pandemic, what have been the biggest economic challenges facing Hopedale over the past ten years? Select all that apply.

Answered: 482 Skipped: 9

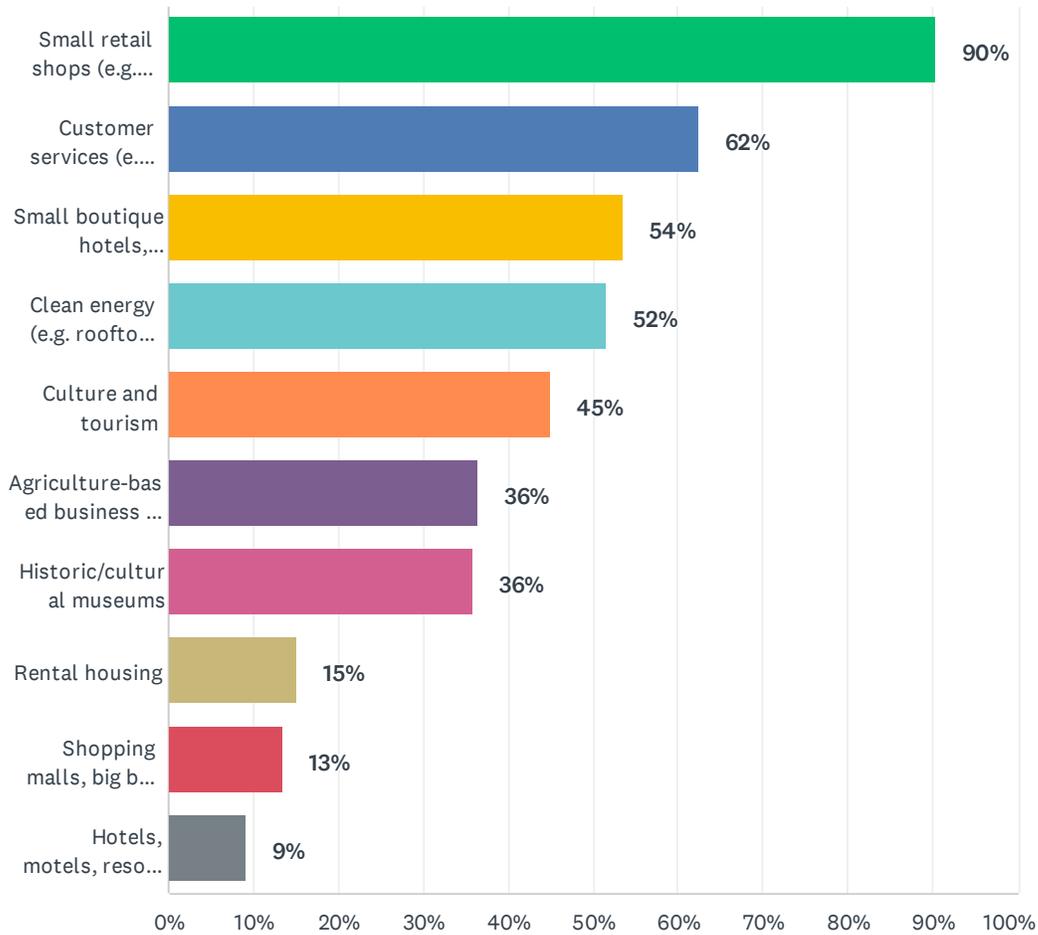


envisionHOPEDALE: Take the Survey!

ANSWER CHOICES	RESPONSES	
Too few local businesses for economic growth	76%	367
Residents who are resistant to new business creation in town	61%	295
Not enough commercial/industrial space for new businesses to set up	50%	243
Local regulations or taxes that discourage businesses	49%	236
Not enough local jobs	22%	108
Too difficult to get to local businesses without driving	15%	70
Other (please specify)	8%	38
Not enough regional jobs	7%	32
Too much traffic congestion	5%	25
Not enough trained workers to fill local or regional jobs	1%	7
Total Respondents: 482		

Q20 Which of the following types of businesses do you feel would be beneficial to Hopedale? Select all that apply.

Answered: 485 Skipped: 6

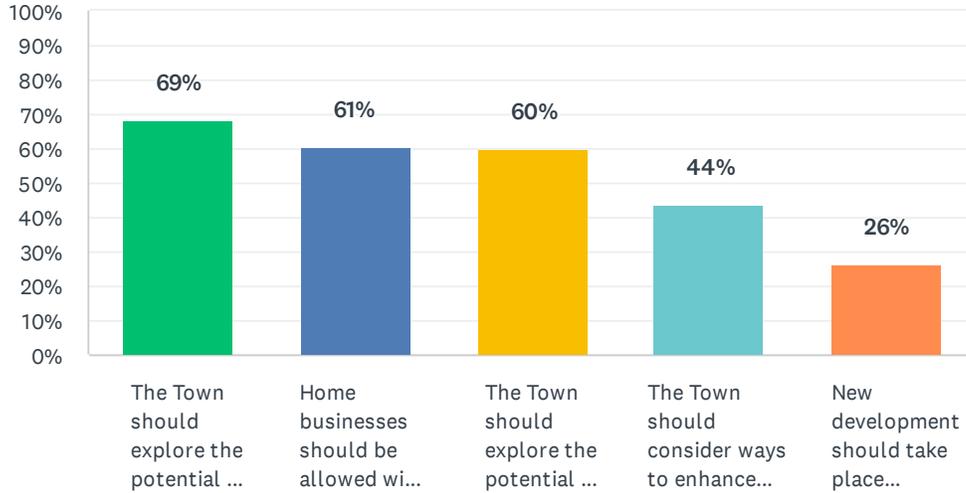


envisionHOPEDALE: Take the Survey!

ANSWER CHOICES	RESPONSES	
Small retail shops (e.g. boutiques, art galleries, restaurants)	90%	438
Customer services (e.g. lawyer, dentist, hair salons)	62%	303
Small boutique hotels, Airbnb's, bed and breakfasts	54%	260
Clean energy (e.g. rooftop solar)	52%	250
Culture and tourism	45%	218
Agriculture-based business and services	36%	177
Historic/cultural museums	36%	174
Rental housing	15%	73
Shopping malls, big box retail, outlet shopping	13%	65
Hotels, motels, resorts	9%	44
Total Respondents: 485		

Q21 Regarding future commercial development in Hopedale, select the statements with which you agree. Select all that apply.

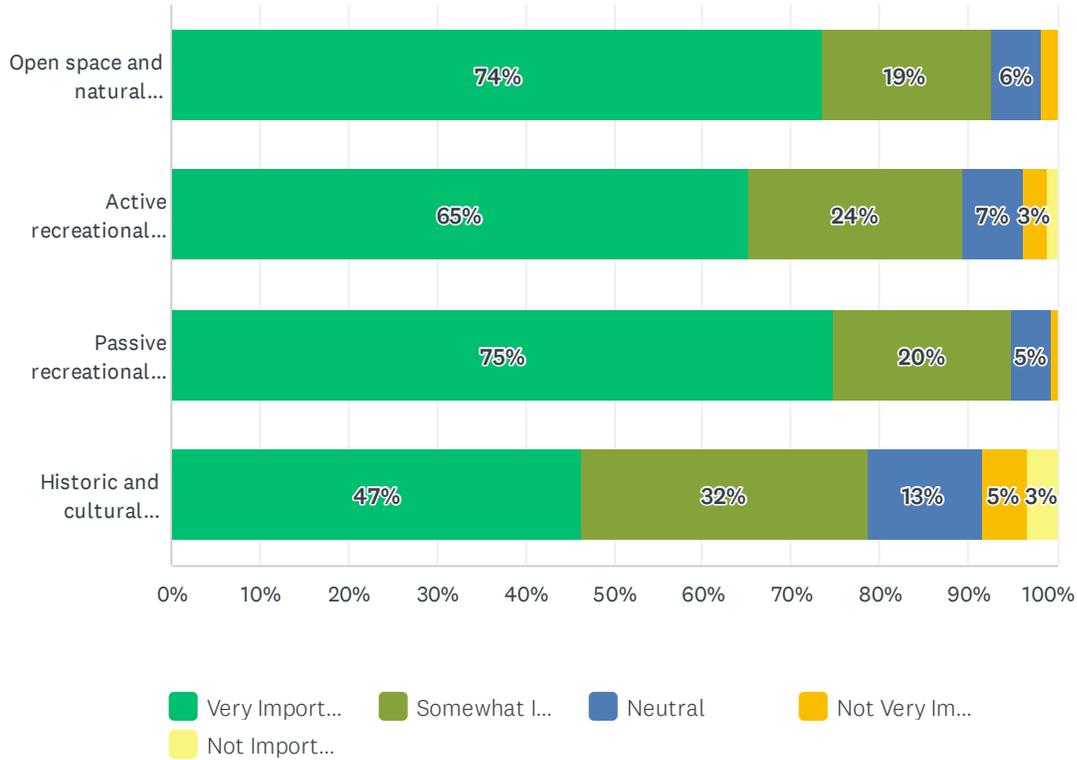
Answered: 478 Skipped: 13



ANSWER CHOICES	RESPONSES	
The Town should explore the potential for development on underutilized land.	69%	328
Home businesses should be allowed with some restrictions (e.g. if an individual would like to appeal to work from home due to the COVID-19 pandemic).	61%	290
The Town should explore the potential for new light industrial development.	60%	286
The Town should consider ways to enhance tourism in Hopedale	44%	208
New development should take place exclusively within and near the Town Center.	26%	126
Total Respondents: 478		

Q22 How important is it to you to preserve the following types of resources in Hopedale?

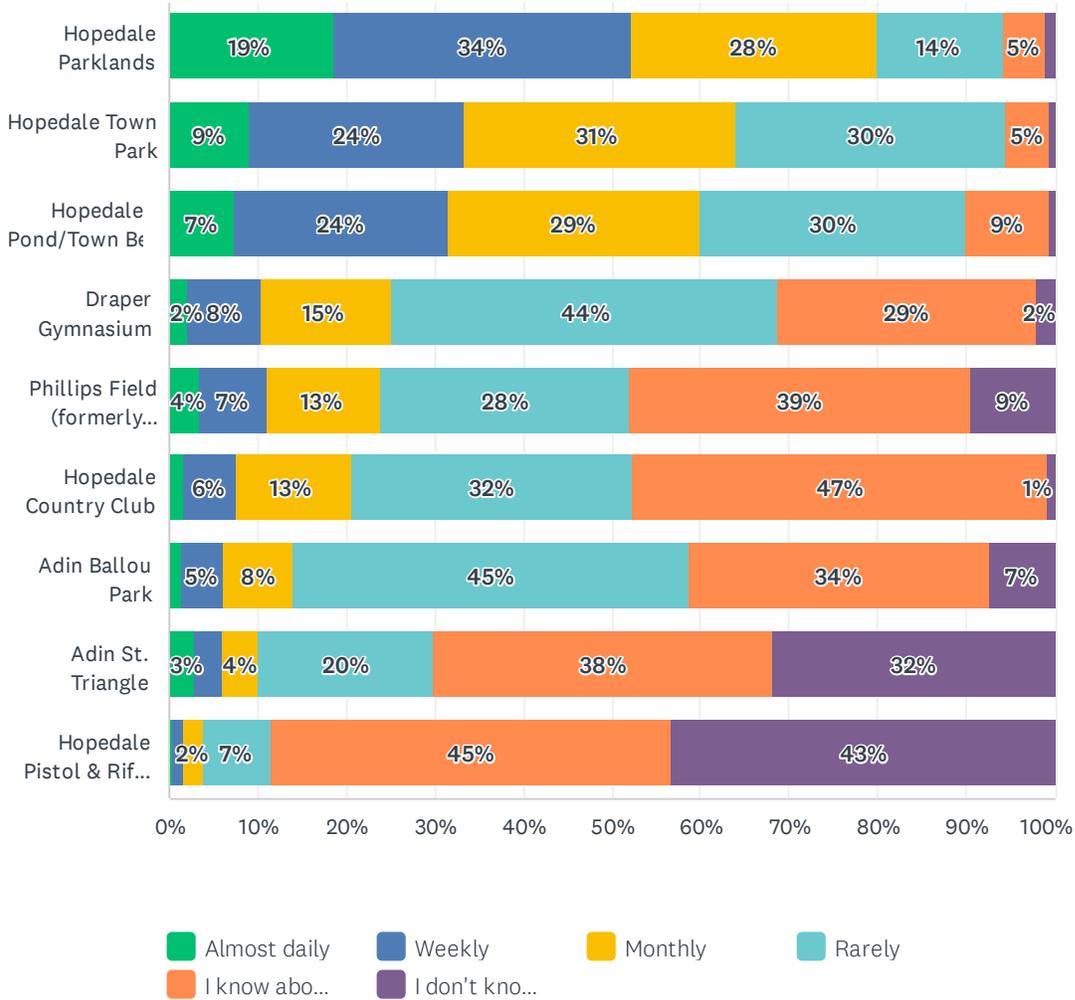
Answered: 487 Skipped: 4



	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	NOT VERY IMPORTANT	NOT IMPORTANT AT ALL	TOTAL
Open space and natural resources (i.e. conservation land, water bodies, farms)	74% 359	19% 92	6% 28	2% 8	0% 0	487
Active recreational resources (i.e. athletic fields and courts, swimming facilities, golf courses)	65% 317	24% 117	7% 34	3% 13	1% 5	486
Passive recreational resources (i.e. walking trails, community gardens, areas for bird-watching)	75% 363	20% 97	5% 22	1% 3	0% 0	485
Historic and cultural resources (i.e. historic buildings, statues, museums)	47% 226	32% 157	13% 62	5% 25	3% 16	486

Q23 How often do you use the following recreation or open space areas in Hopedale?

Answered: 486 Skipped: 5

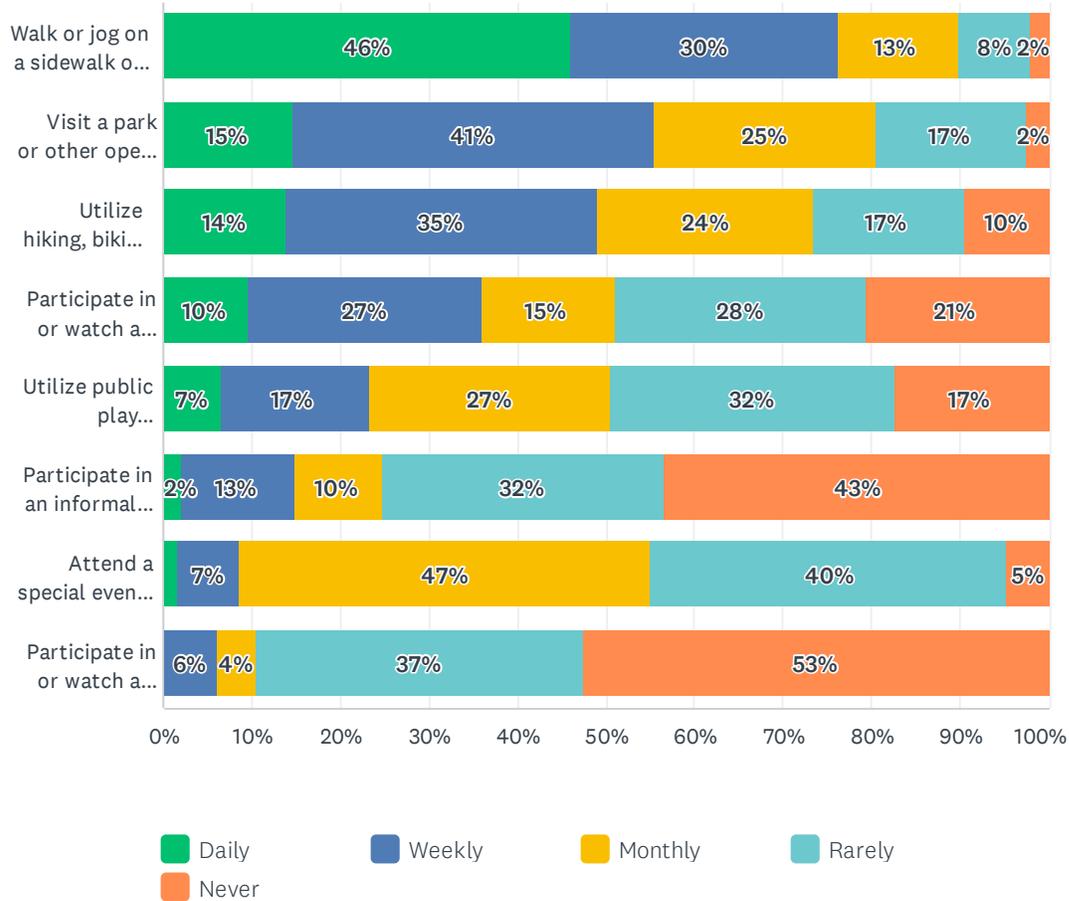


envisionHOPEDALE: Take the Survey!

	ALMOST DAILY	WEEKLY	MONTHLY	RARELY	I KNOW ABOUT IT, BUT NEVER GO THERE	I DON'T KNOW ABOUT THIS PLACE	TOTAL
Hopedale Parklands	19% 90	34% 163	28% 135	14% 69	5% 23	1% 5	485
Hopedale Town Park	9% 43	24% 118	31% 148	30% 146	5% 24	1% 3	482
Hopedale Pond/Town Beach	7% 35	24% 116	29% 137	30% 144	9% 45	1% 3	480
Draper Gymnasium	2% 10	8% 41	15% 71	44% 211	29% 142	2% 10	485
Phillips Field (formerly Mellen Field)	4% 17	7% 36	13% 62	28% 135	39% 186	9% 45	481
Hopedale Country Club	2% 8	6% 29	13% 63	32% 153	47% 226	1% 4	483
Adin Ballou Park	1% 7	5% 22	8% 38	45% 214	34% 163	7% 35	479
Adin St. Triangle	3% 14	3% 14	4% 20	20% 94	38% 182	32% 152	476
Hopedale Pistol & Rifle Club	0% 2	1% 6	2% 11	7% 36	45% 219	43% 210	484

Q24 Prior to the COVID-19 pandemic, how often would you go to a park or other open space in Hopedale to...

Answered: 485 Skipped: 6

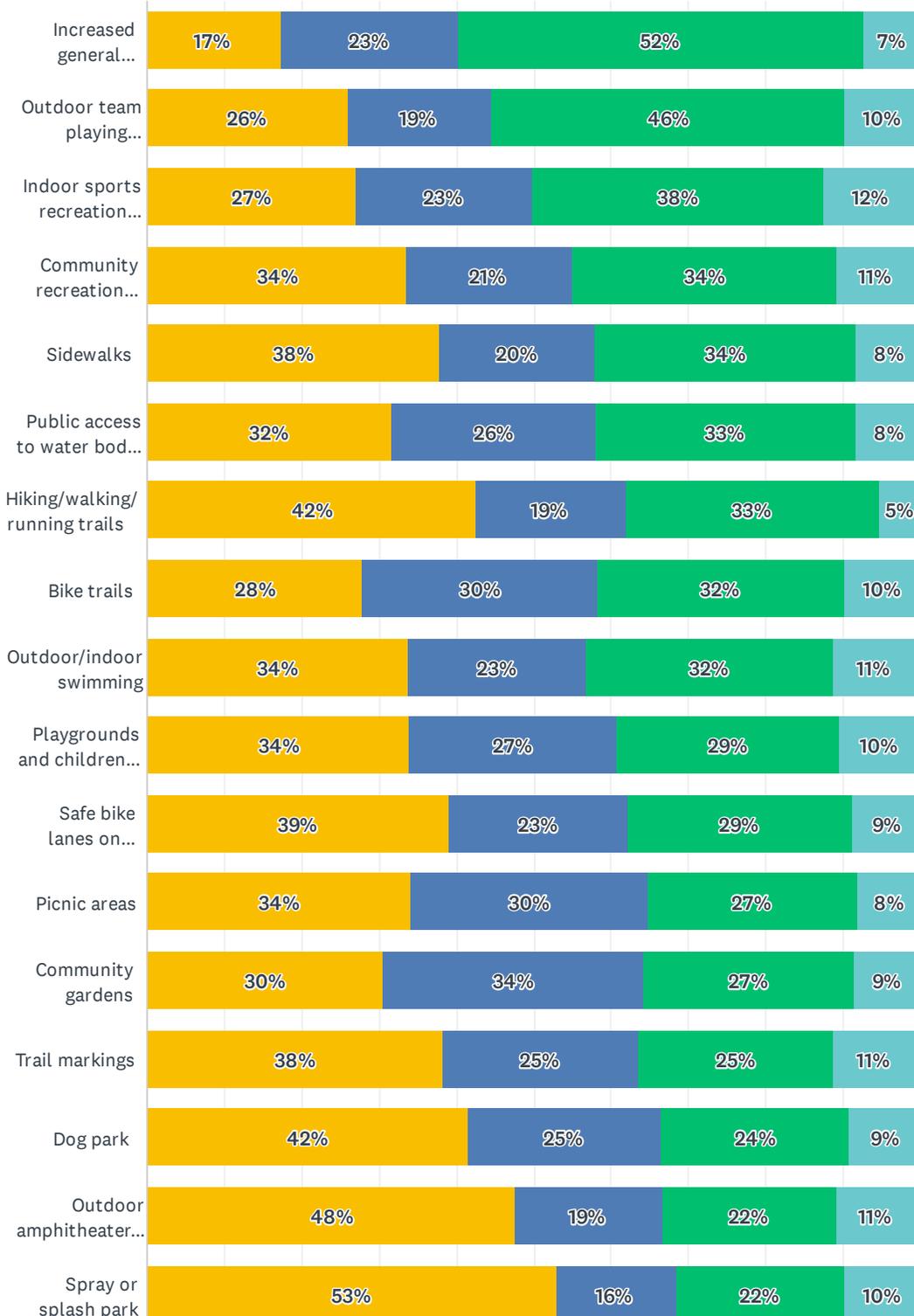


envisionHOPEDALE: Take the Survey!

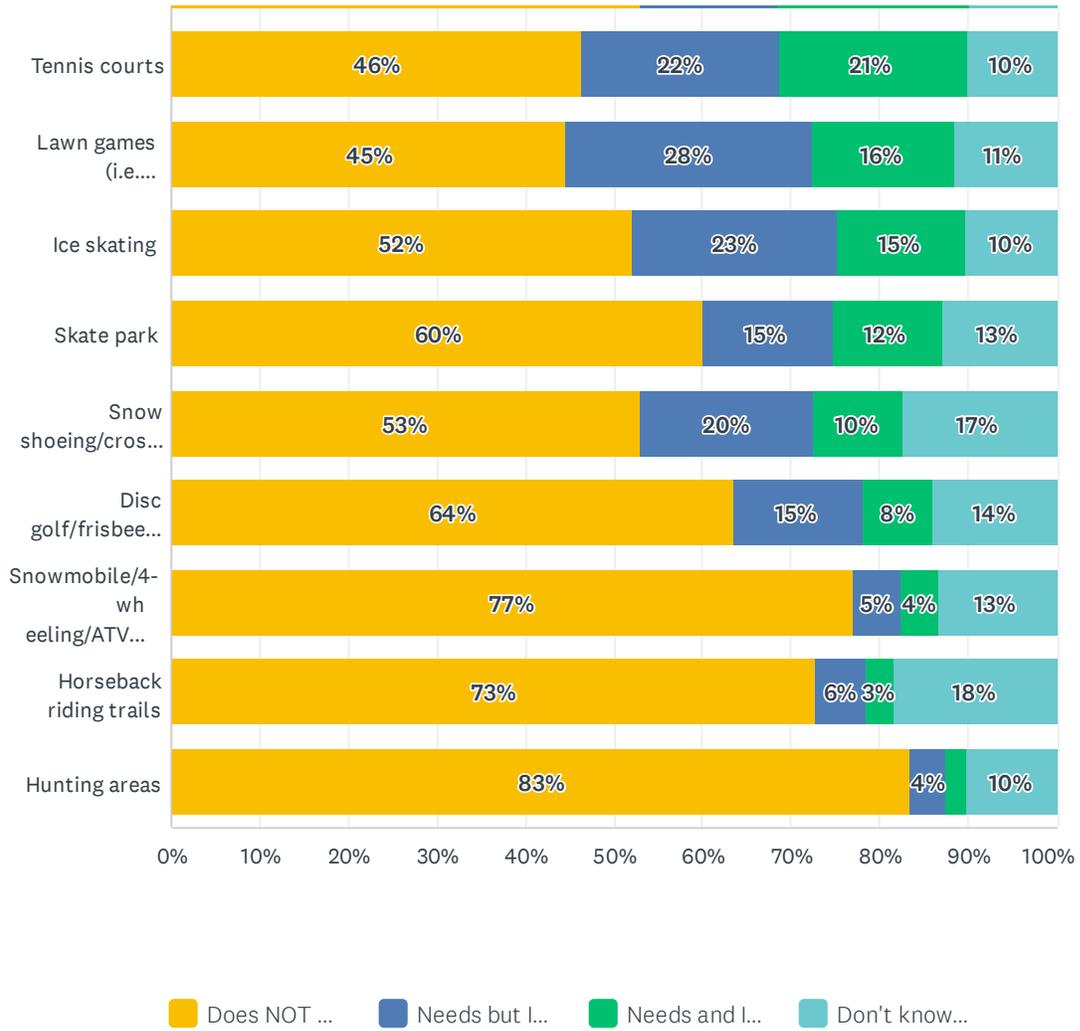
	DAILY	WEEKLY	MONTHLY	RARELY	NEVER	TOTAL	WEIGHTED AVERAGE
Walk or jog on a sidewalk or public way?	46% 223	30% 147	13% 65	8% 40	2% 10	485	1.90
Visit a park or other open space?	15% 71	41% 197	25% 122	17% 82	2% 12	484	2.52
Utilize hiking, biking, or cross country ski trails?	14% 67	35% 171	24% 117	17% 83	10% 46	484	2.73
Participate in or watch a formal youth sports league?	10% 46	27% 128	15% 73	28% 136	21% 100	483	3.24
Utilize public play area/playground?	7% 32	17% 81	27% 131	32% 155	17% 84	483	3.37
Participate in an informal playgroup or pick up game?	2% 10	13% 62	10% 47	32% 153	43% 209	481	4.02
Attend a special event at a park?	2% 8	7% 33	47% 224	40% 193	5% 23	481	3.40
Participate in or watch a formal adult sports league?	0% 1	6% 29	4% 20	37% 179	53% 254	483	4.36

Q25 Which of the following recreational activities or amenities do you feel the Town of Hopedale needs more of? If it is needed, please indicate whether you are willing to pay more taxes in order for the Town to provide it.

Answered: 487 Skipped: 4



envisionHOPEDALE: Take the Survey!



envisionHOPEDALE: Take the Survey!

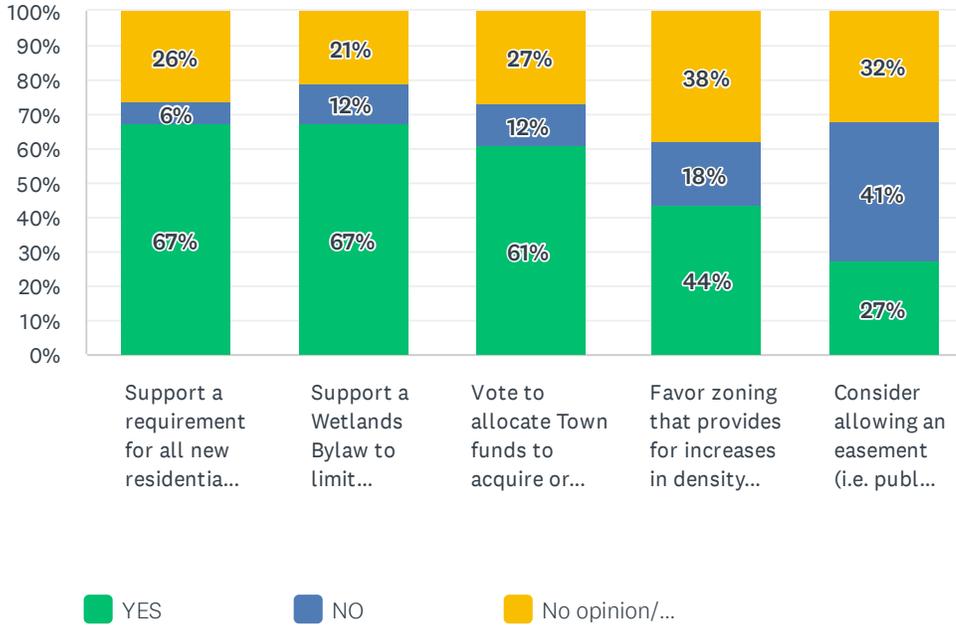
	DOES NOT NEED	NEEDS BUT I AM NOT WILLING TO PAY MORE TAXES	NEEDS AND I AM WILLING TO PAY MORE TAXES	DON'T KNOW/NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
Increased general maintenance of existing fields, courts, and landscape	17% 84	23% 111	52% 253	7% 36	484	2.50
Outdoor team playing fields/courts	26% 125	19% 89	46% 220	10% 47	481	2.39
Indoor sports recreation facilities	27% 130	23% 110	38% 181	12% 60	481	2.36
Community recreation center	34% 160	21% 102	34% 163	11% 52	477	2.22
Sidewalks	38% 182	20% 96	34% 162	8% 40	480	2.13
Public access to water bodies for swimming, boating, or fishing	32% 152	26% 126	33% 160	8% 40	478	2.18
Hiking/walking/running trails	42% 203	19% 93	33% 157	5% 25	478	2.01
Bike trails	28% 134	30% 147	32% 154	10% 47	482	2.24
Outdoor/indoor swimming	34% 162	23% 111	32% 154	11% 54	481	2.21
Playgrounds and children's play equipment	34% 164	27% 129	29% 140	10% 50	483	2.16
Safe bike lanes on existing roads	39% 188	23% 111	29% 140	9% 42	481	2.07
Picnic areas	34% 165	30% 147	27% 131	8% 39	482	2.09
Community gardens	30% 146	34% 162	27% 130	9% 41	479	2.14
Trail markings	38% 185	25% 122	25% 122	11% 54	483	2.09
Dog park	42% 201	25% 120	24% 118	9% 44	483	2.01
Outdoor amphitheater or performance space	48% 227	19% 91	22% 107	11% 52	477	1.97
Spray or splash park	53% 254	16% 75	22% 104	10% 47	480	1.88
Tennis courts	46% 223	22% 107	21% 102	10% 48	480	1.95
Lawn games (i.e. horseshoes, shuffleboard, bocce)	45% 214	28% 133	16% 77	11% 55	479	1.94
Ice skating	52% 250	23% 110	15% 70	10% 49	479	1.83
Skate park	60% 288	15% 71	12% 58	13% 62	479	1.78
Snow shoeing/cross-country skiing trails	53% 256	20% 95	10% 48	17% 84	483	1.92

envisionHOPEDALE: Take the Survey!

Disc golf/frisbee golf course	64% 305	15% 70	8% 38	14% 67	480	1.72
Snowmobile/4-wheeling/ATV trails	77% 372	5% 26	4% 21	13% 64	483	1.54
Horseback riding trails	73% 353	6% 28	3% 15	18% 89	485	1.67
Hunting areas	83% 402	4% 20	2% 11	10% 49	482	1.39

Q26 In order to preserve open space and natural resources in Hopedale, would you be willing to:

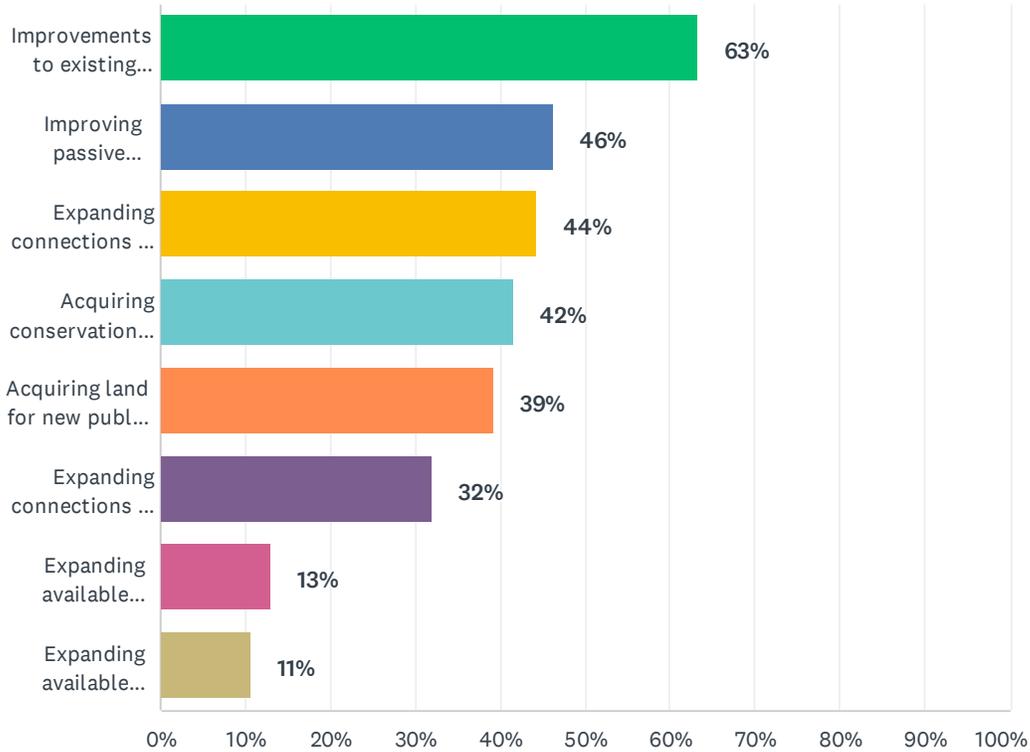
Answered: 484 Skipped: 7



	YES	NO	NO OPINION/WOULD NEED MORE INFORMATION	TOTAL	WEIGHTED AVERAGE
Support a requirement for all new residential developments to include conservation/open space areas?	67% 326	6% 31	26% 127	484	1.59
Support a Wetlands Bylaw to limit development activities adjacent to any wetlands resource area?	67% 325	12% 57	21% 101	483	1.54
Vote to allocate Town funds to acquire or otherwise conserve more open space?	61% 296	12% 59	27% 129	484	1.65
Favor zoning that provides for increases in density in existing developed areas in exchange for open space in less developed or environmentally sensitive areas?	44% 211	18% 88	38% 184	483	1.94
Consider allowing an easement (i.e. public access or development restriction) on a portion of your property in order to add to existing open spaces or connect to open spaces (e.g. to access a hiking trail or extend a bike path)?	27% 131	41% 195	32% 155	481	2.05

Q27 What should our Town's priorities for expenditures for open space and recreation be? Please choose your top three (3) priorities.

Answered: 480 Skipped: 11



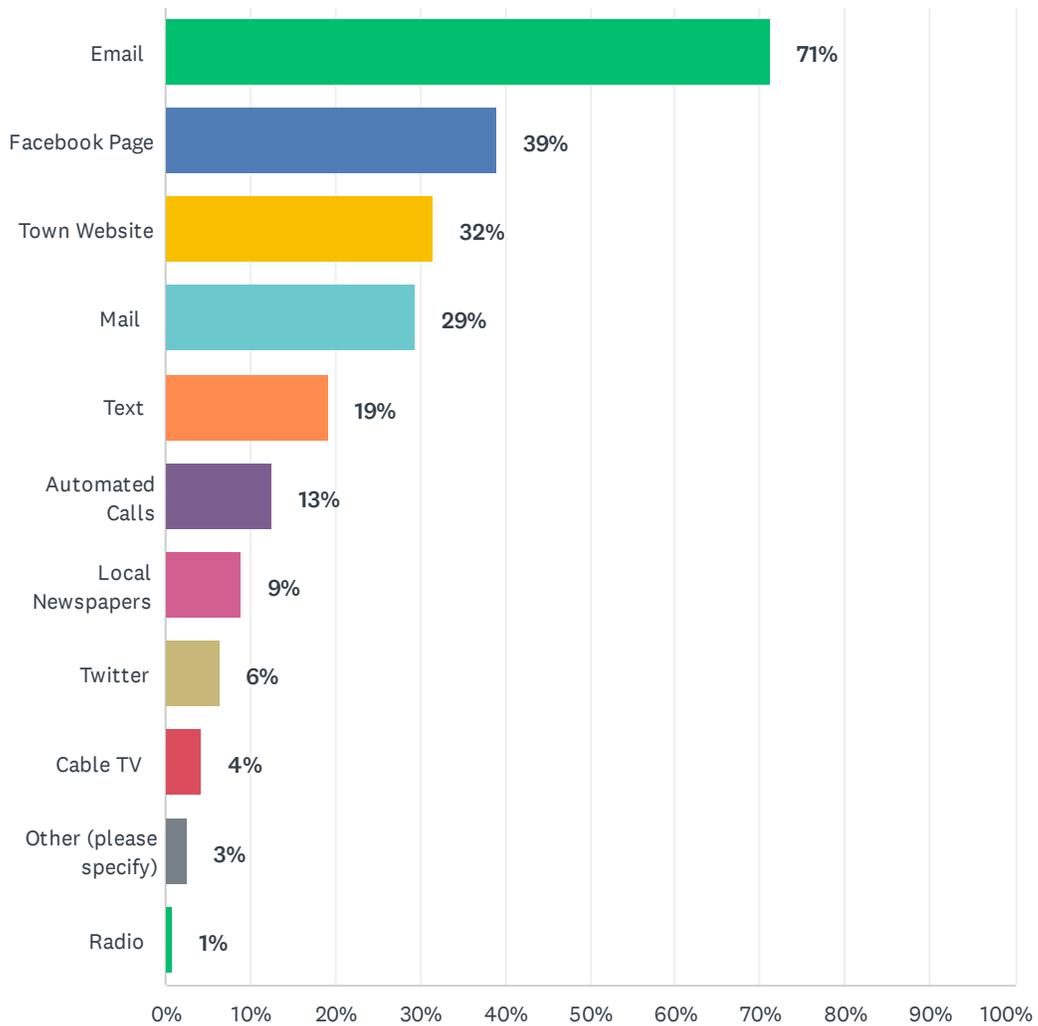
ANSWER CHOICES	RESPONSES	
Improvements to existing athletic fields	63%	304
Improving passive recreation opportunities on existing conservation land	46%	222
Expanding connections for walking (e.g. sidewalks, connecting trails)	44%	213
Acquiring conservation lands for passive recreation use (e.g. trails)	42%	200
Acquiring land for new public active recreation areas	39%	188
Expanding connections for biking (e.g. off-road paths, on-road lanes, and rail trails)	32%	154
Expanding available parking at open space destinations	13%	62
Expanding available parking at recreational destinations	11%	51
Total Respondents: 480		

Q28 Please provide any other comments here. (1000 character limit)

Answered: 152 Skipped: 339

Q29 How do you prefer to receive communications from the Town?

Answered: 475 Skipped: 16



envisionHOPEDALE: Take the Survey!

ANSWER CHOICES	RESPONSES	
Email	71%	338
Facebook Page	39%	185
Town Website	32%	150
Mail	29%	140
Text	19%	91
Automated Calls	13%	60
Local Newspapers	9%	43
Twitter	6%	30
Cable TV	4%	20
Other (please specify)	3%	12
Radio	1%	4
Total Respondents: 475		

**Q30 OPTIONAL: Would you like to be entered into the gift card drawing?
Your name and contact information will remain confidential and will not be
linked to survey results. Add your email to receive Master Plan
updates. Follow us on Facebook @envisionHOPEDALE**

Answered: 226 Skipped: 265

ANSWER CHOICES	RESPONSES	
Name	99.12%	224
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email	98.67%	223
Phone Number	90.27%	204

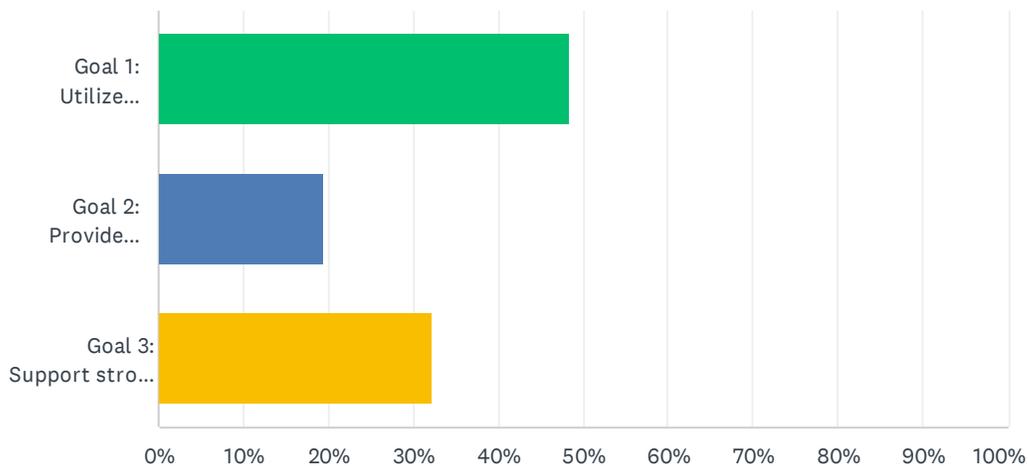
Appendix C:

Hopedale Goals Survey (Survey 2)



Q1 Which Cultural Historical Resources goal do you think is the most important?

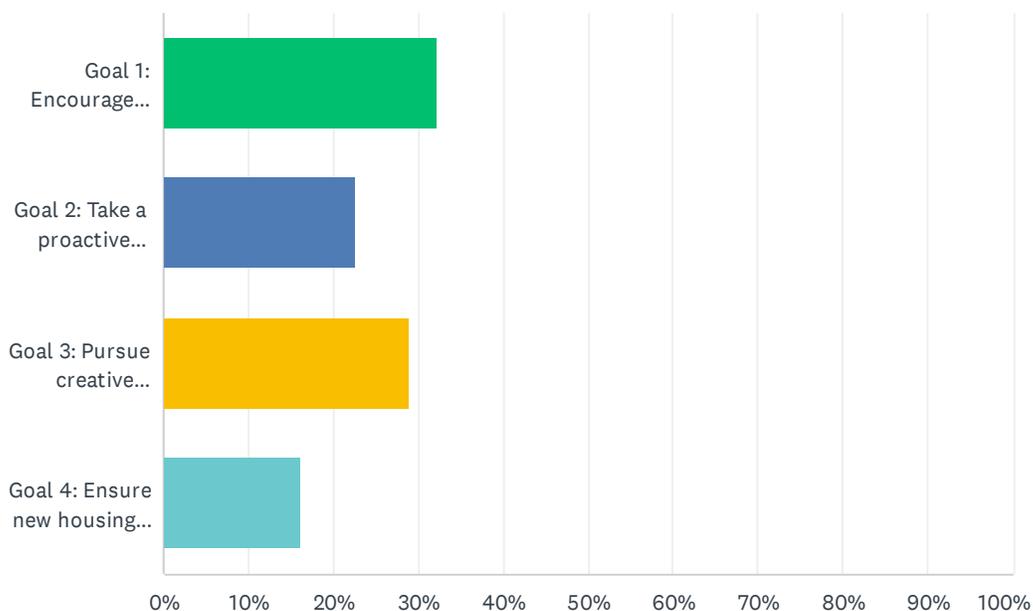
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Goal 1: Utilize protective zoning, regulatory, and legislative tools to preserve and maintain Town-owned and, optionally, privately-owned historic assets	48.39%	15
Goal 2: Provide adequate cultural opportunities for Hopedale residents and visitors of all ages and abilities	19.35%	6
Goal 3: Support strong connections among Hopedale's arts, culture, historic, and business communities through efficient communication and coordination	32.26%	10
TOTAL		31

Q2 Which Housing and Population goal do you think is most important?

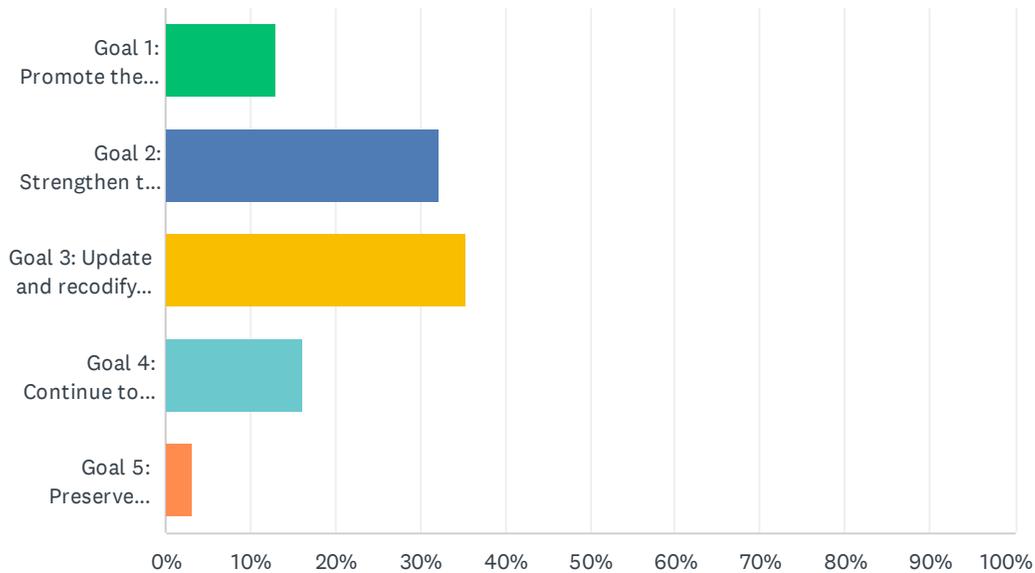
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Goal 1: Encourage development of new housing types that are supportive of an aging population, new families, and low- to moderate-income households	32.26%	10
Goal 2: Take a proactive approach to planning for the housing needs of current and future Hopedale residents	22.58%	7
Goal 3: Pursue creative policies, partnerships, and resources that support the development of new affordable and diverse housing options as well as the rehabilitation of existing homes	29.03%	9
Goal 4: Ensure new housing design and location is harmonious with the existing community	16.13%	5
TOTAL		31

Q3 Which Land Use goal do you think is most important?

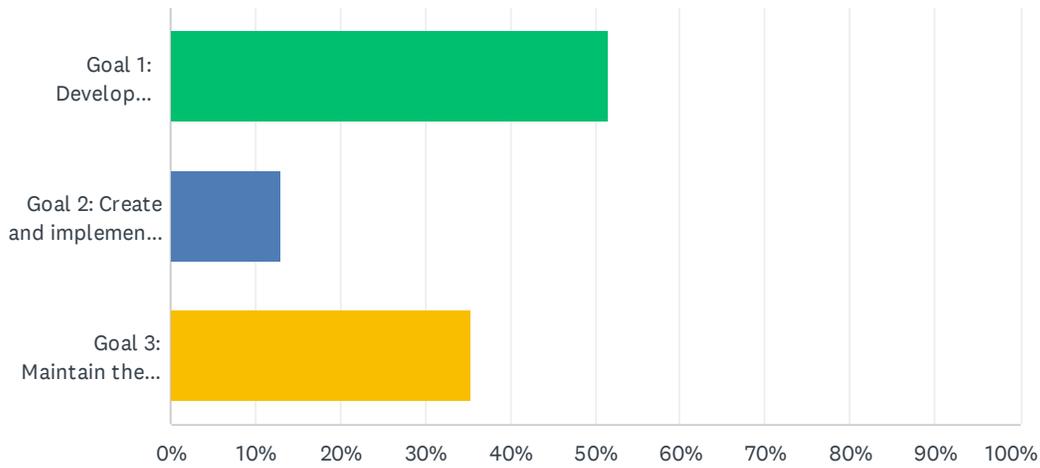
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Goal 1: Promote the development of new housing units in appropriate locations, in a manner that is mindful of preserving Hopedale's natural beauty and open space.	12.90%	4
Goal 2: Strengthen the commercial and industrial uses that contribute to Hopedale's economic base.	32.26%	10
Goal 3: Update and recodify Hopedale's Zoning Bylaw to fit with long-term goals and values.	35.48%	11
Goal 4: Continue to strengthen Hopedale's tools for protecting open space and other land use through zoning.	16.13%	5
Goal 5: Preserve historic structures and historic areas of Town.	3.23%	1
TOTAL		31

Q4 Which Economic Development goal is the most important?

Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Goal 1: Develop responsible growth incentives for a variety of uses for available commercial and investment property in order to diversify the tax base without overburdening town resources.	51.61%	16
Goal 2: Create and implement a marketing and communications plan designed to drive awareness of Hopedale's new and ongoing opportunities while providing transparency to its citizens.	12.90%	4
Goal 3: Maintain the Town's vision throughout the planning process by developing and implementing open space, business design, and sustainability bylaws.	35.48%	11
TOTAL		31

Q5 Any additional thoughts to share with the Master Plan Steering Committee?

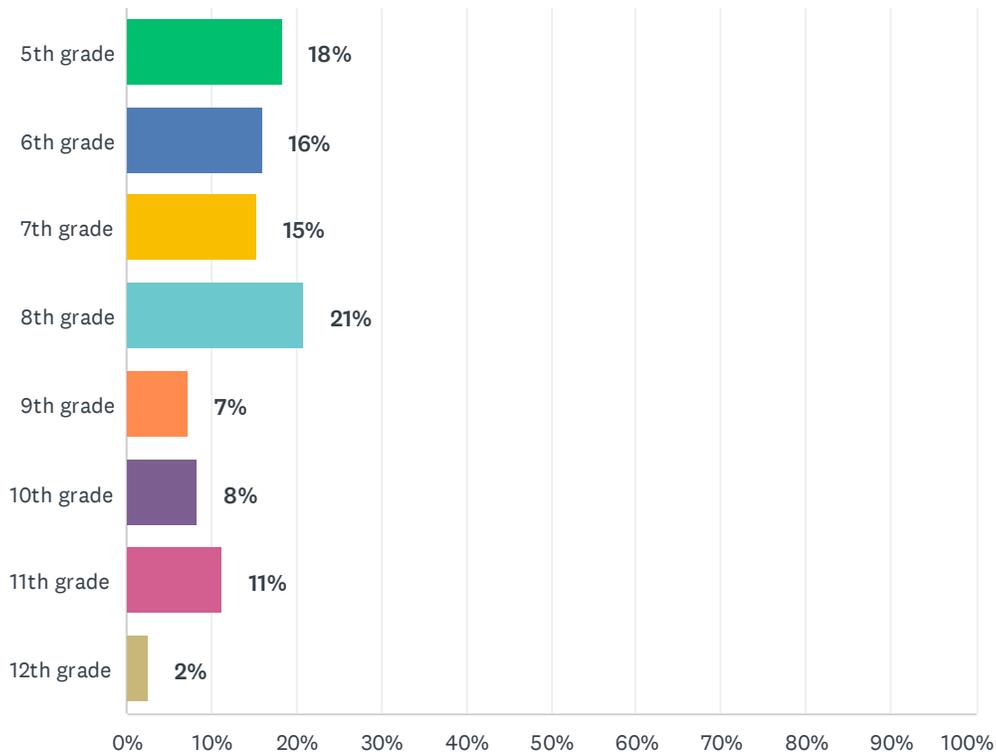
Answered: 10 Skipped: 21

Appendix D:

Hopedale Student Survey (Survey 3)

Q1 Please check off your current grade

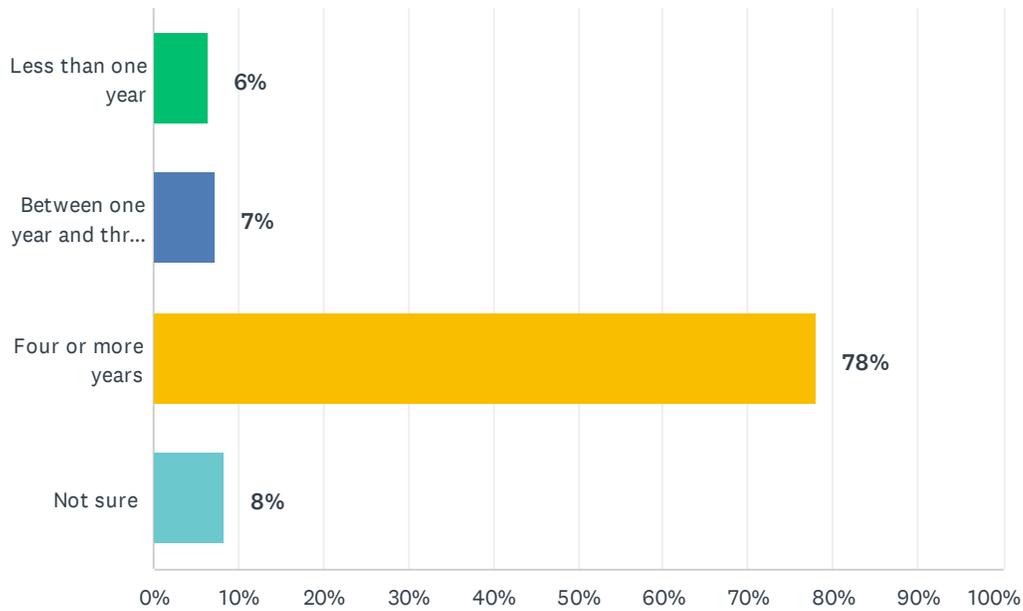
Answered: 405 Skipped: 1



ANSWER CHOICES	RESPONSES	
5th grade	18%	74
6th grade	16%	65
7th grade	15%	62
8th grade	21%	85
9th grade	7%	29
10th grade	8%	34
11th grade	11%	46
12th grade	2%	10
TOTAL		405

Q2 How long have you lived in Hopedale? (Select one)

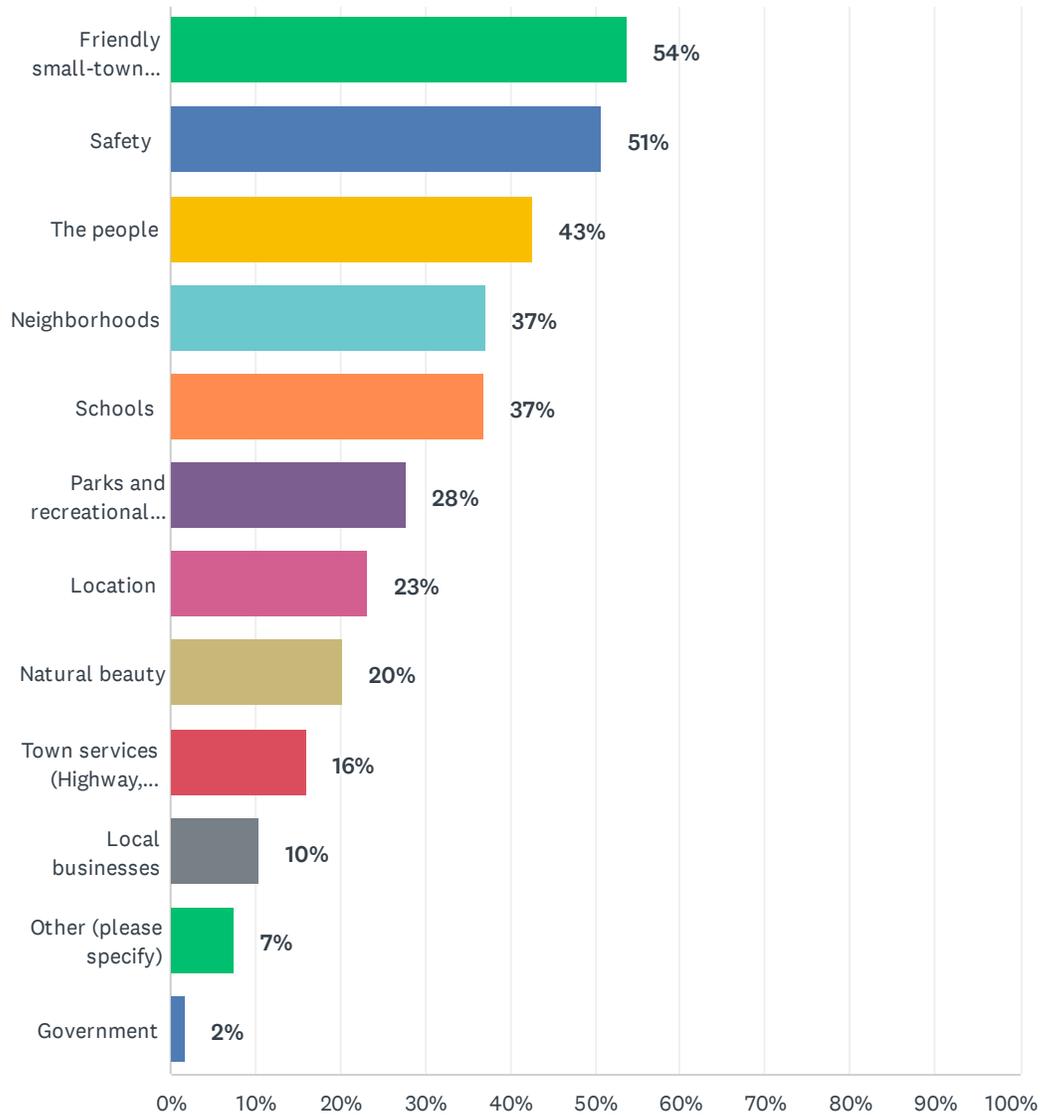
Answered: 397 Skipped: 9



ANSWER CHOICES	RESPONSES	
Less than one year	6%	25
Between one year and three years	7%	29
Four or more years	78%	310
Not sure	8%	33
TOTAL		397

Q3 What is Hopedale's greatest strength? Select your top three (3) choices.

Answered: 404 Skipped: 2

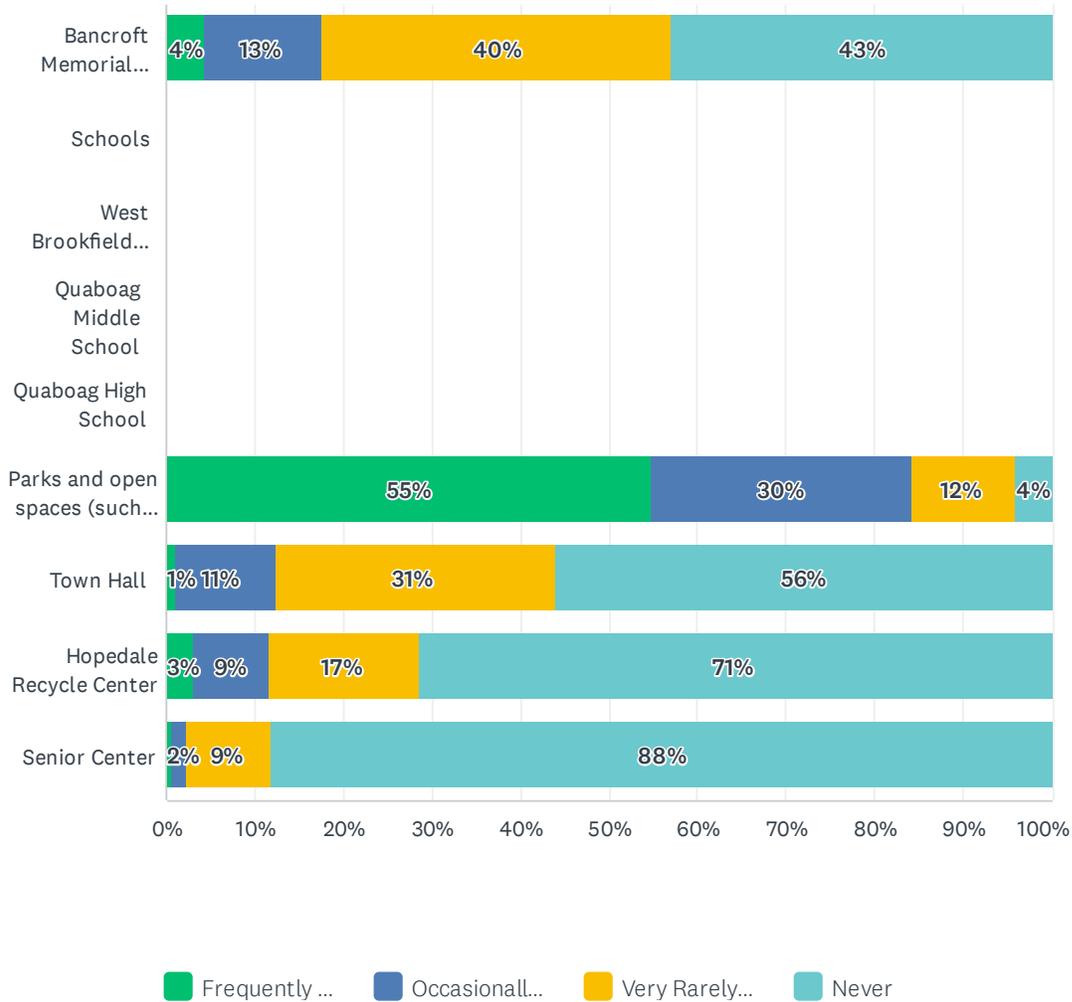


Hopedale Master Plan Community Student Survey, Final Phase

ANSWER CHOICES	RESPONSES	
Friendly small-town character	54%	217
Safety	51%	205
The people	43%	172
Neighborhoods	37%	150
Schools	37%	149
Parks and recreational resources	28%	112
Location	23%	94
Natural beauty	20%	82
Town services (Highway, Water, Fire, Police)	16%	65
Local businesses	10%	42
Other (please specify)	7%	30
Government	2%	7
Total Respondents: 404		

Q4 How often do you or your household use these town services and facilities?

Answered: 402 Skipped: 4

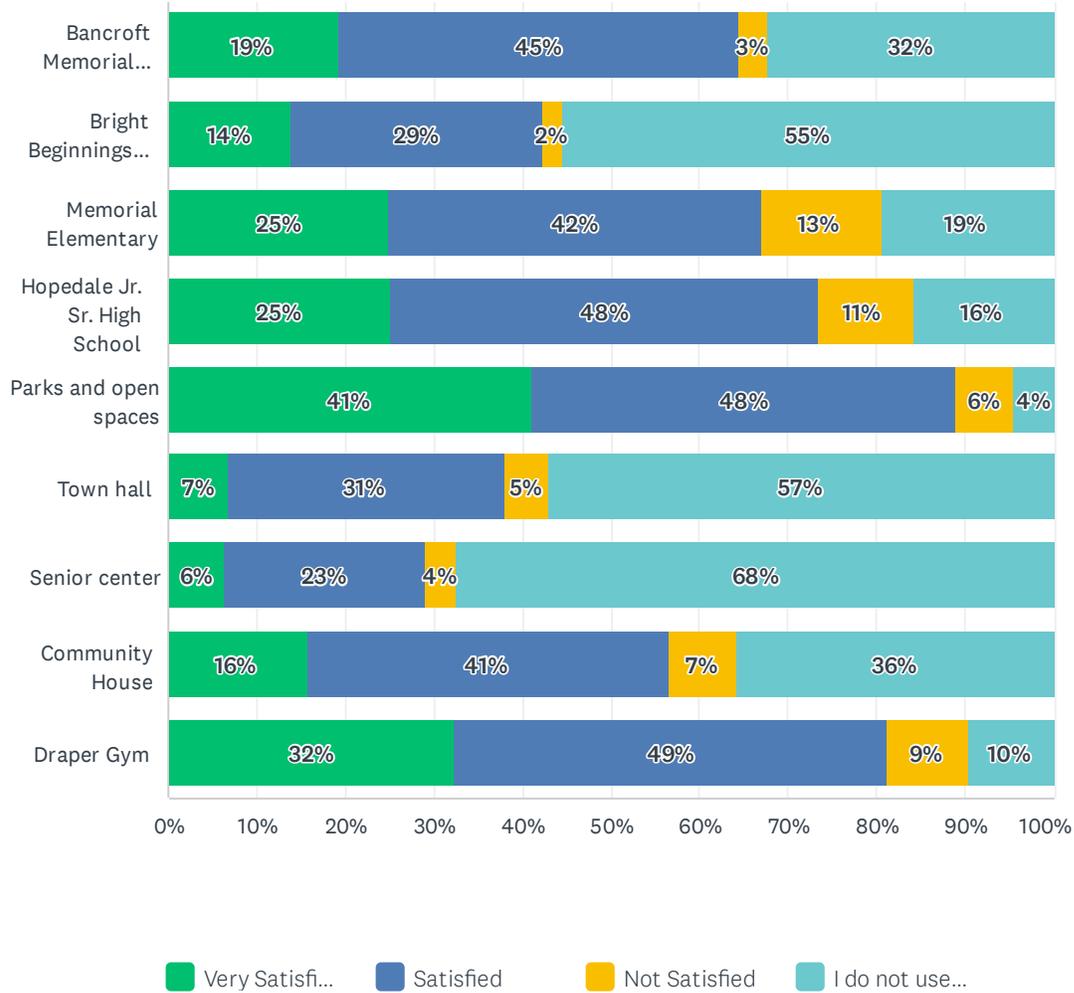


Hopedale Master Plan Community Student Survey, Final Phase

	FREQUENTLY (DAILY OR WEEKLY)	OCCASIONALLY (ONCE A MONTH)	VERY RARELY (ONCE EVERY FEW MONTHS)	NEVER	TOTAL	WEIGHTED AVERAGE
Bancroft Memorial Library	4% 17	13% 52	40% 155	43% 168	392	3.21
Schools	0% 0	0% 0	0% 0	0% 0	0	0.00
West Brookfield Elementary School	0% 0	0% 0	0% 0	0% 0	0	0.00
Quaboag Middle School	0% 0	0% 0	0% 0	0% 0	0	0.00
Quaboag High School	0% 0	0% 0	0% 0	0% 0	0	0.00
Parks and open spaces (such as Town Park, Draper Field, Parklands, Phillips Field)	55% 219	30% 118	12% 47	4% 16	400	1.65
Town Hall	1% 4	11% 45	31% 123	56% 220	392	3.43
Hopedale Recycle Center	3% 12	9% 34	17% 67	71% 282	395	3.57
Senior Center	1% 2	2% 7	9% 37	88% 344	390	3.85

Q5 How satisfied are you with the following?

Answered: 404 Skipped: 2

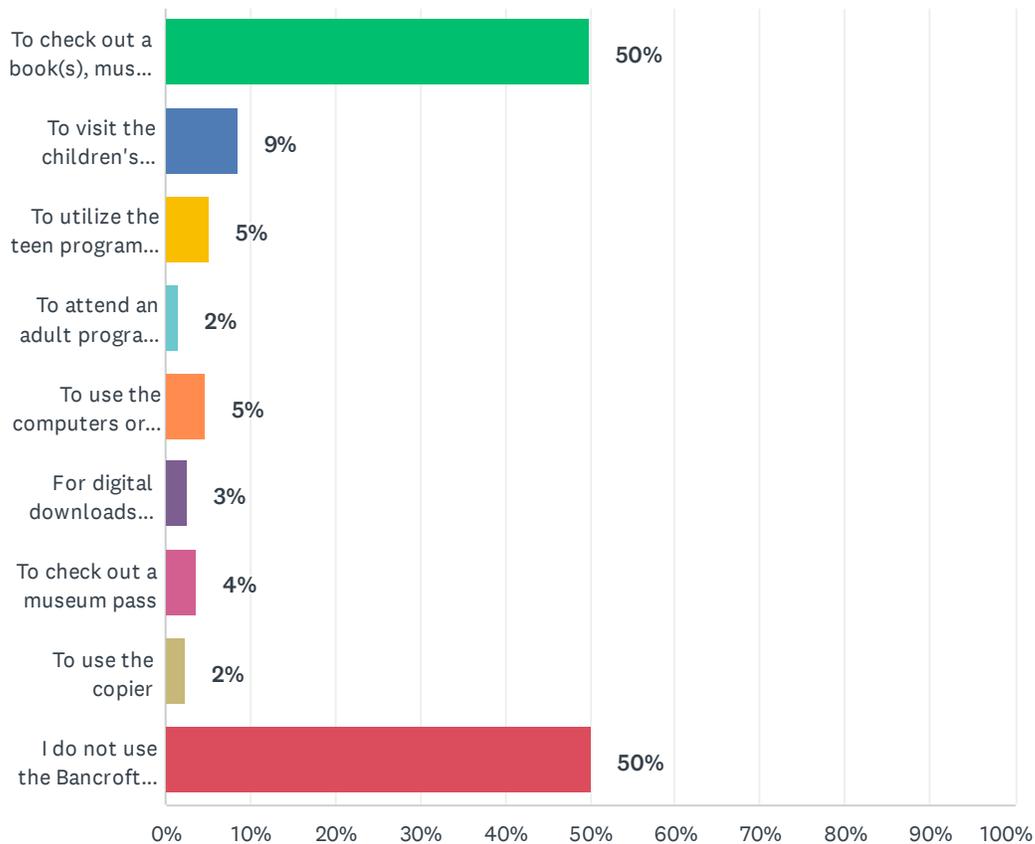


Hopedale Master Plan Community Student Survey, Final Phase

	VERY SATISFIED	SATISFIED	NOT SATISFIED	I DO NOT USE THIS FACILITY	TOTAL	WEIGHTED AVERAGE
Bancroft Memorial Library	19% 77	45% 182	3% 13	32% 130	402	2.49
Bright Beginnings Center	14% 56	29% 115	2% 9	55% 223	403	2.99
Memorial Elementary	25% 100	42% 170	13% 54	19% 78	402	2.27
Hopedale Jr. Sr. High School	25% 100	48% 193	11% 43	16% 63	399	2.17
Parks and open spaces	41% 165	48% 192	6% 26	4% 18	401	1.74
Town hall	7% 27	31% 126	5% 20	57% 229	402	3.12
Senior center	6% 25	23% 90	4% 14	68% 268	397	3.32
Community House	16% 63	41% 165	7% 30	36% 144	402	2.63
Draper Gym	32% 130	49% 196	9% 37	10% 39	402	1.96

Q6 What do you use the Bancroft Memorial Library for? (Select all that apply)

Answered: 397 Skipped: 9



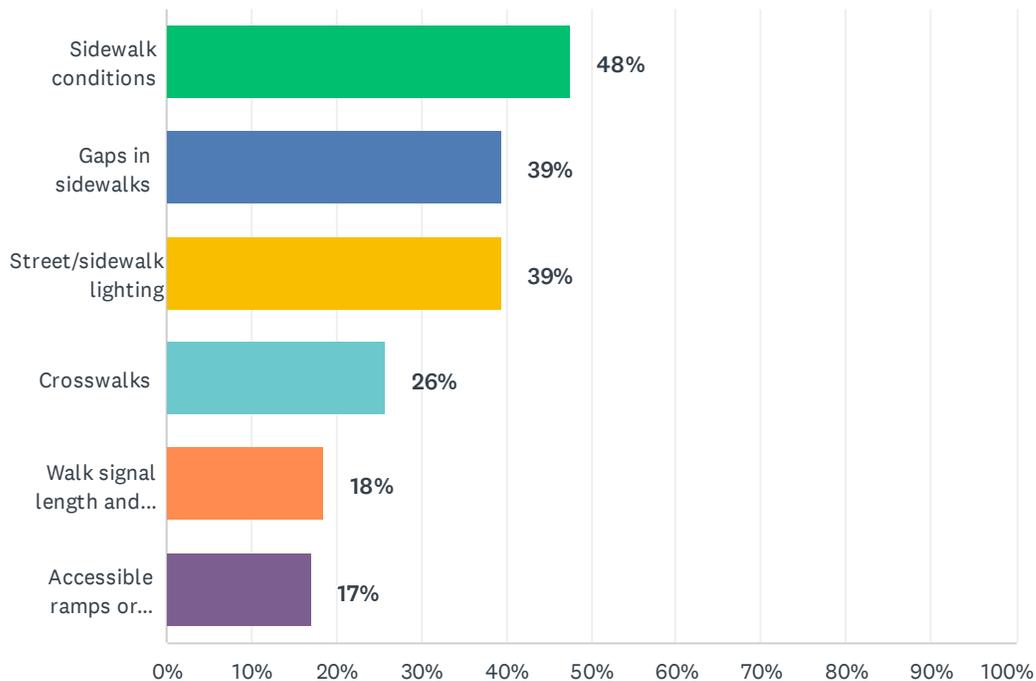
ANSWER CHOICES	RESPONSES	
To check out a book(s), music or DVD's	50%	198
To visit the children's department	9%	34
To utilize the teen programs including homework resources, games or teen writers	5%	20
To attend an adult program or event	2%	6
To use the computers or mobile hotspot	5%	19
For digital downloads including audio, E-books, videos and historical documents	3%	10
To check out a museum pass	4%	14
To use the copier	2%	9
I do not use the Bancroft Library (please explain why not)	50%	199
Total Respondents: 397		

Q7 What town services or facilities do you feel the town needs but does not currently provide?

Answered: 338 Skipped: 68

Q8 Please specify whether any of the following needs to be addressed regarding pedestrian facilities in Hopedale (i.e. sidewalks, crosswalks). Check all that apply.

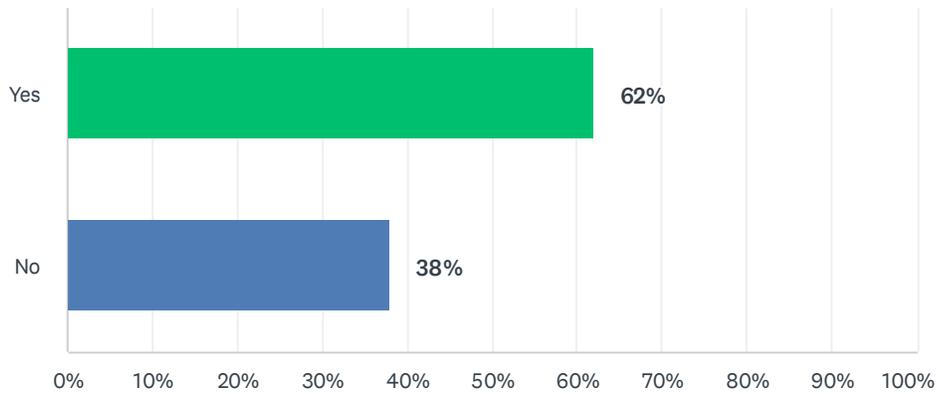
Answered: 271 Skipped: 135



ANSWER CHOICES	RESPONSES	
Sidewalk conditions	48%	129
Gaps in sidewalks	39%	107
Street/sidewalk lighting	39%	107
Crosswalks	26%	70
Walk signal length and visibility and/or audible signal	18%	50
Accessible ramps or sidewalk width	17%	46
Total Respondents: 271		

Q9 Do you bike? If so, where? (Include locations in comment box)

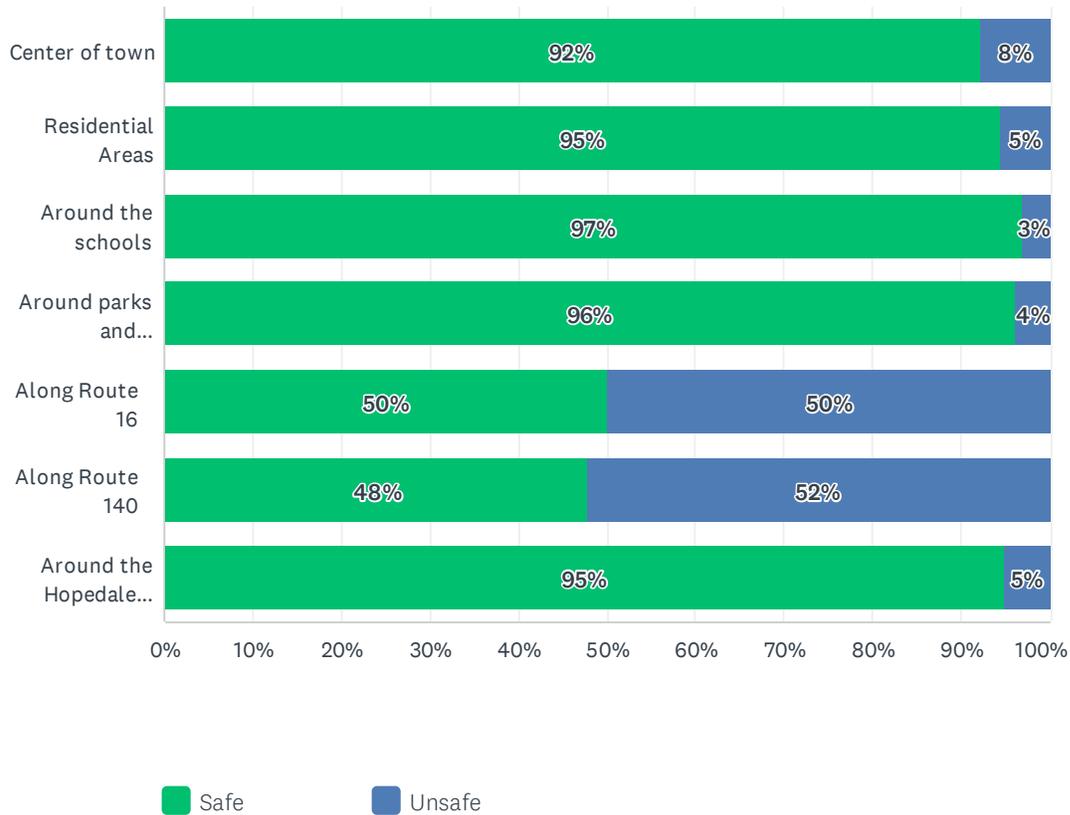
Answered: 382 Skipped: 24



ANSWER CHOICES	RESPONSES	
Yes	62%	237
No	38%	145
TOTAL		382

Q10 How safe do you feel walking or riding your bicycle in the following areas of Hopedale?

Answered: 367 Skipped: 39



	SAFE	UNSAFE	TOTAL	WEIGHTED AVERAGE
Center of town	92% 333	8% 28	361	2.08
Residential Areas	95% 331	5% 19	350	2.05
Around the schools	97% 350	3% 11	361	2.03
Around parks and recreational facilities	96% 349	4% 14	363	2.04
Along Route 16	50% 172	50% 171	343	2.50
Along Route 140	48% 163	52% 177	340	2.52
Around the Hopedale Parklands	95% 341	5% 18	359	2.05

Q11 What is your favorite thing about Hopedale?

Answered: 366 Skipped: 40

Q12 What problems does Hopedale face?

Answered: 334 Skipped: 72

Q13 What is your favorite thing about Hopedale Schools?

Answered: 365 Skipped: 41

Q14 What do you feel is missing from Hopedale schools?

Answered: 343 Skipped: 63

Q15 What do you think makes Hopedale different or unique compared to other towns and school systems?

Answered: 350 Skipped: 56

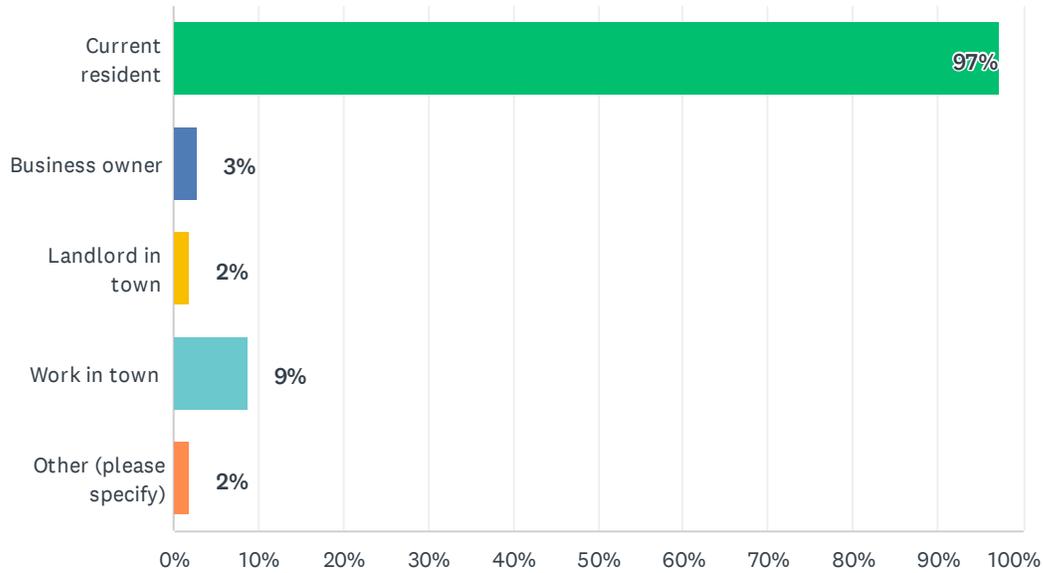
Appendix E:

Hopedale Final Survey (Survey 4)



Q1 What is your connection with Hopedale? Select all that apply.

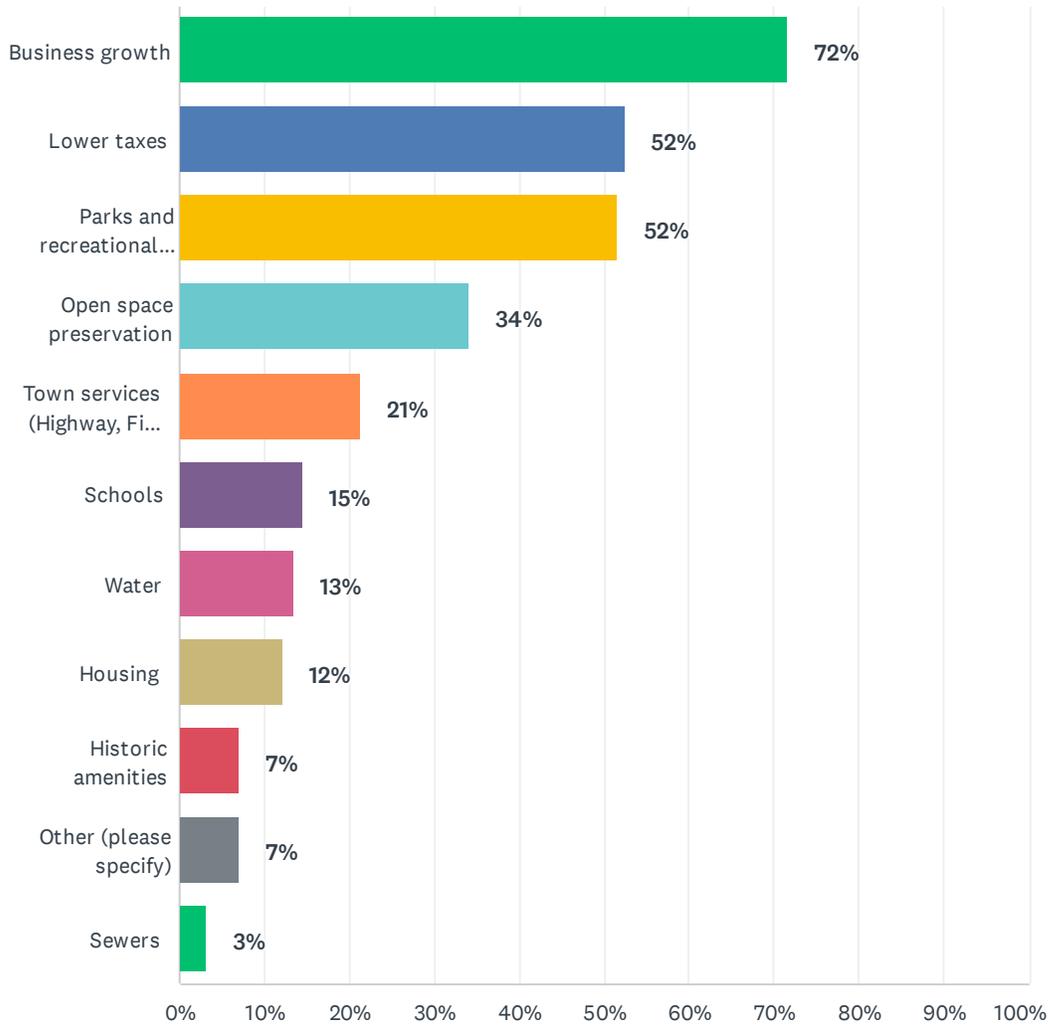
Answered: 322 Skipped: 2



ANSWER CHOICES	RESPONSES	
Current resident	97%	313
Business owner	3%	9
Landlord in town	2%	6
Work in town	9%	28
Other (please specify)	2%	6
Total Respondents: 322		

Q2 What do you think Hopedale needs more of? Select your top three (3) choices.

Answered: 322 Skipped: 2

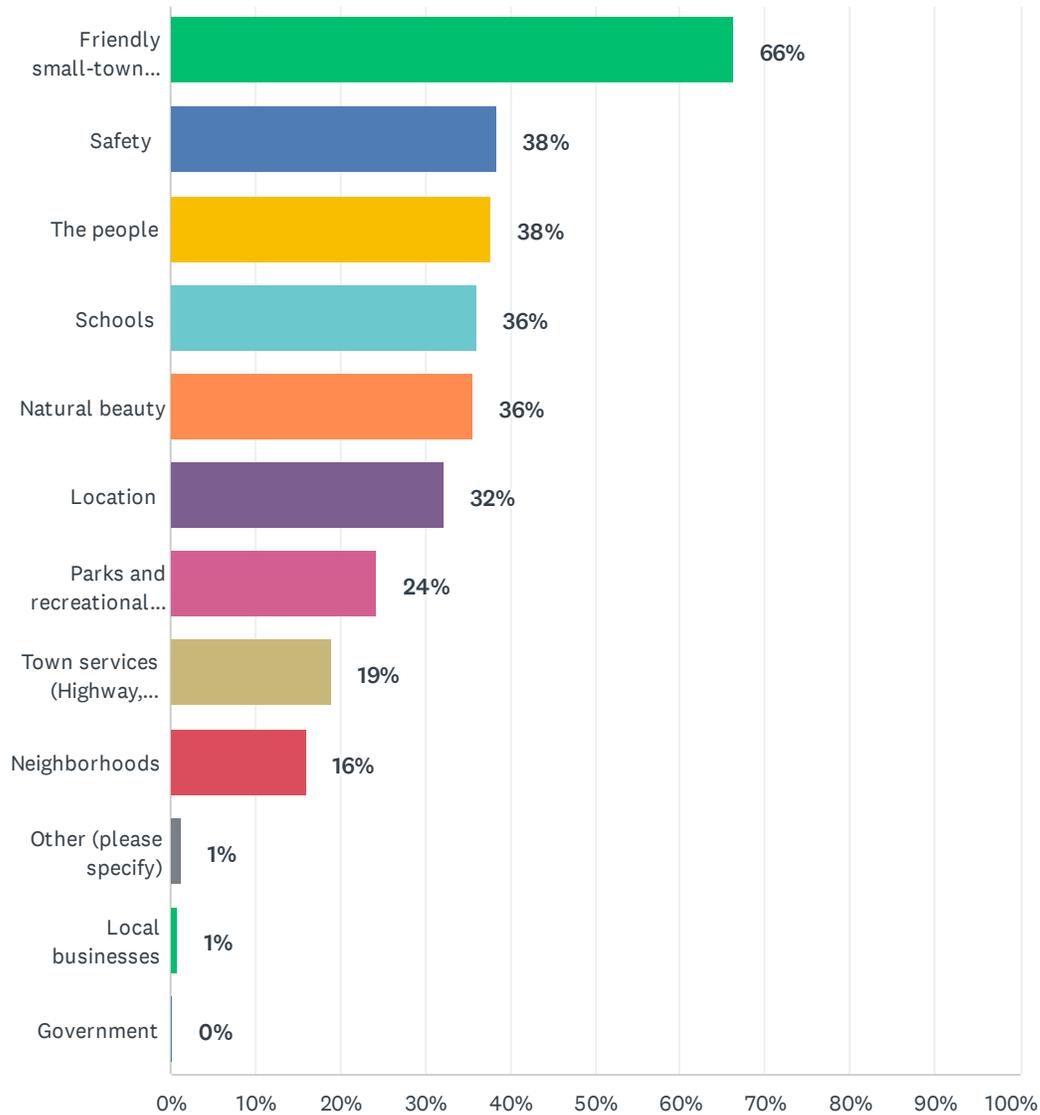


Hopedale Master Plan Community Survey, Final Phase

ANSWER CHOICES	RESPONSES	
Business growth	72%	231
Lower taxes	52%	169
Parks and recreational resources	52%	166
Open space preservation	34%	110
Town services (Highway, Fire, Police)	21%	69
Schools	15%	47
Water	13%	43
Housing	12%	39
Historic amenities	7%	23
Other (please specify)	7%	23
Sewers	3%	10
Total Respondents: 322		

Q3 What is Hopedale's greatest strength? Select your top three (3) choices.

Answered: 320 Skipped: 4

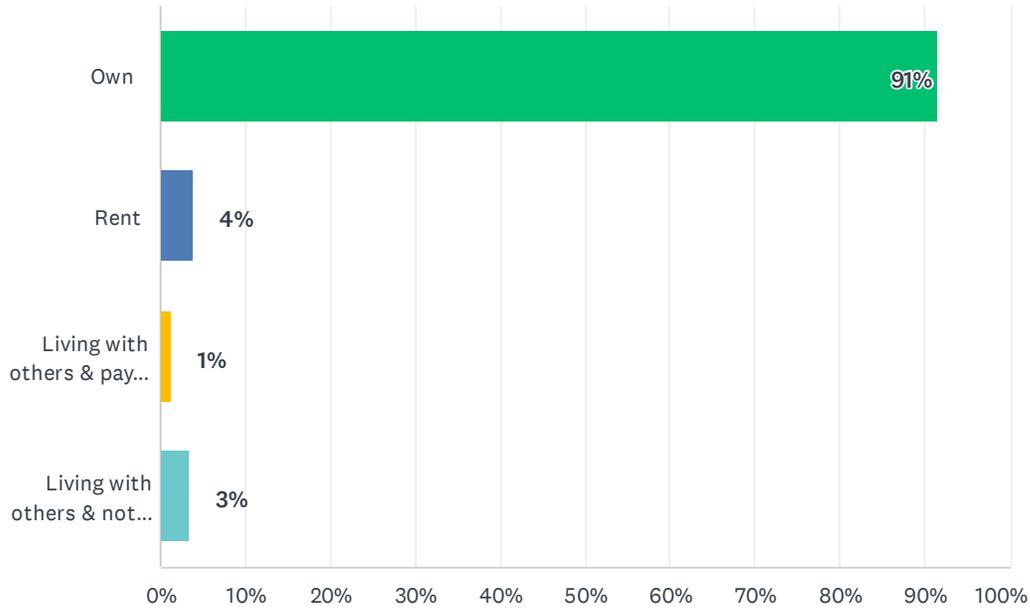


Hopedale Master Plan Community Survey, Final Phase

ANSWER CHOICES	RESPONSES	
Friendly small-town character	66%	212
Safety	38%	123
The people	38%	121
Schools	36%	115
Natural beauty	36%	114
Location	32%	103
Parks and recreational resources	24%	78
Town services (Highway, Water, Fire, Police)	19%	61
Neighborhoods	16%	51
Other (please specify)	1%	4
Local businesses	1%	3
Government	0%	1
Total Respondents: 320		

Q4 Do you own or rent your home? (Select one)

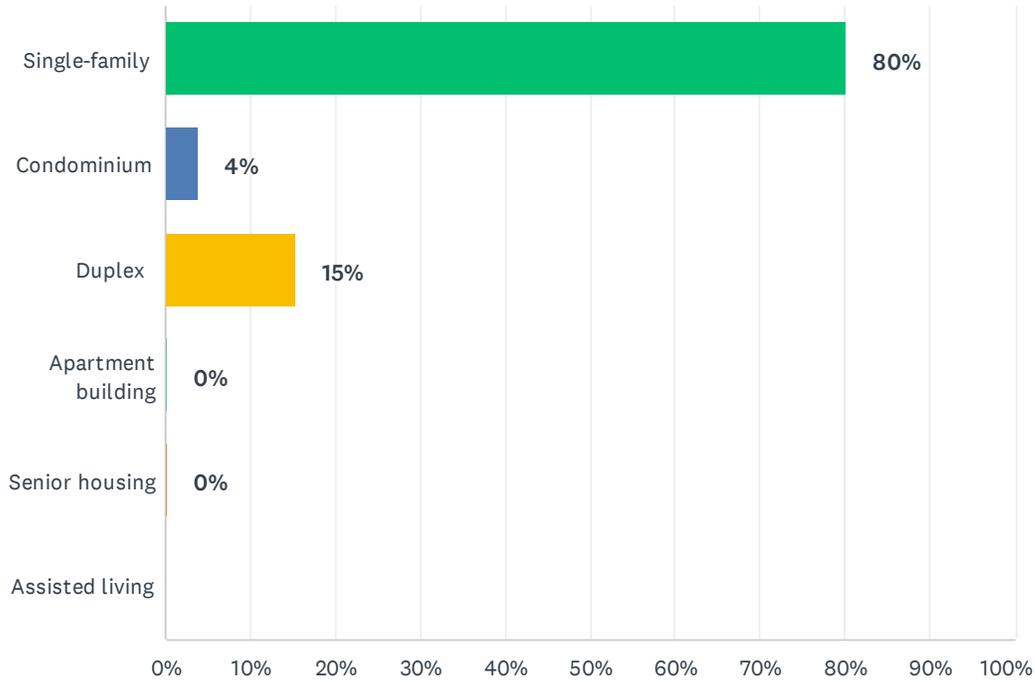
Answered: 317 Skipped: 7



ANSWER CHOICES	RESPONSES	
Own	91%	290
Rent	4%	12
Living with others & paying rent or mortgage (for example, with roommates or co-owner)	1%	4
Living with others & not paying rent or mortgage (for example, with family)	3%	11
TOTAL		317

Q5 In what type of home do you currently live? (Select one)

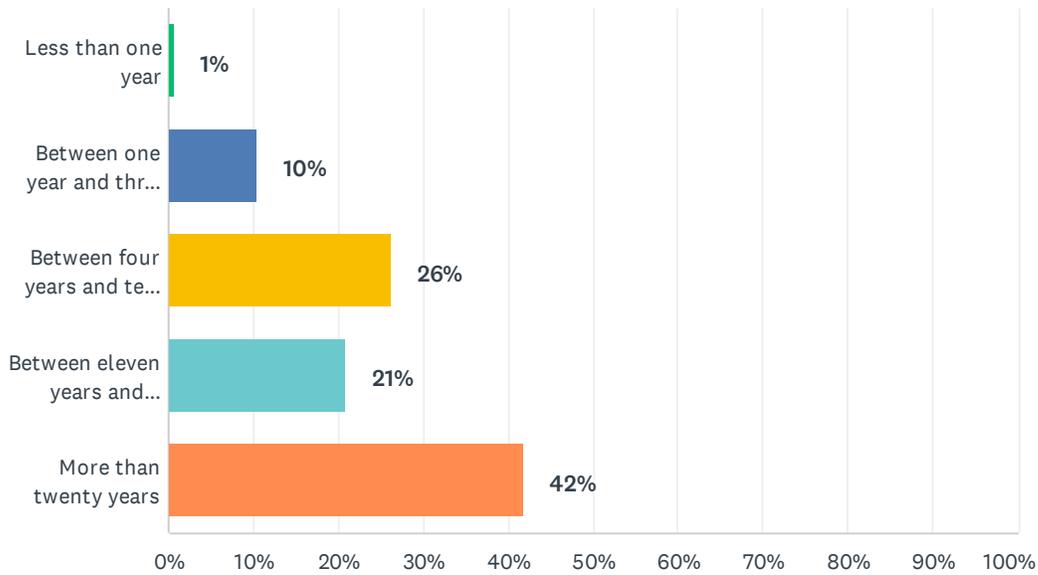
Answered: 318 Skipped: 6



ANSWER CHOICES	RESPONSES	
Single-family	80%	255
Condominium	4%	12
Duplex	15%	49
Apartment building	0%	1
Senior housing	0%	1
Assisted living	0%	0
TOTAL		318

Q6 How long have you lived in Hopedale? (Select one)

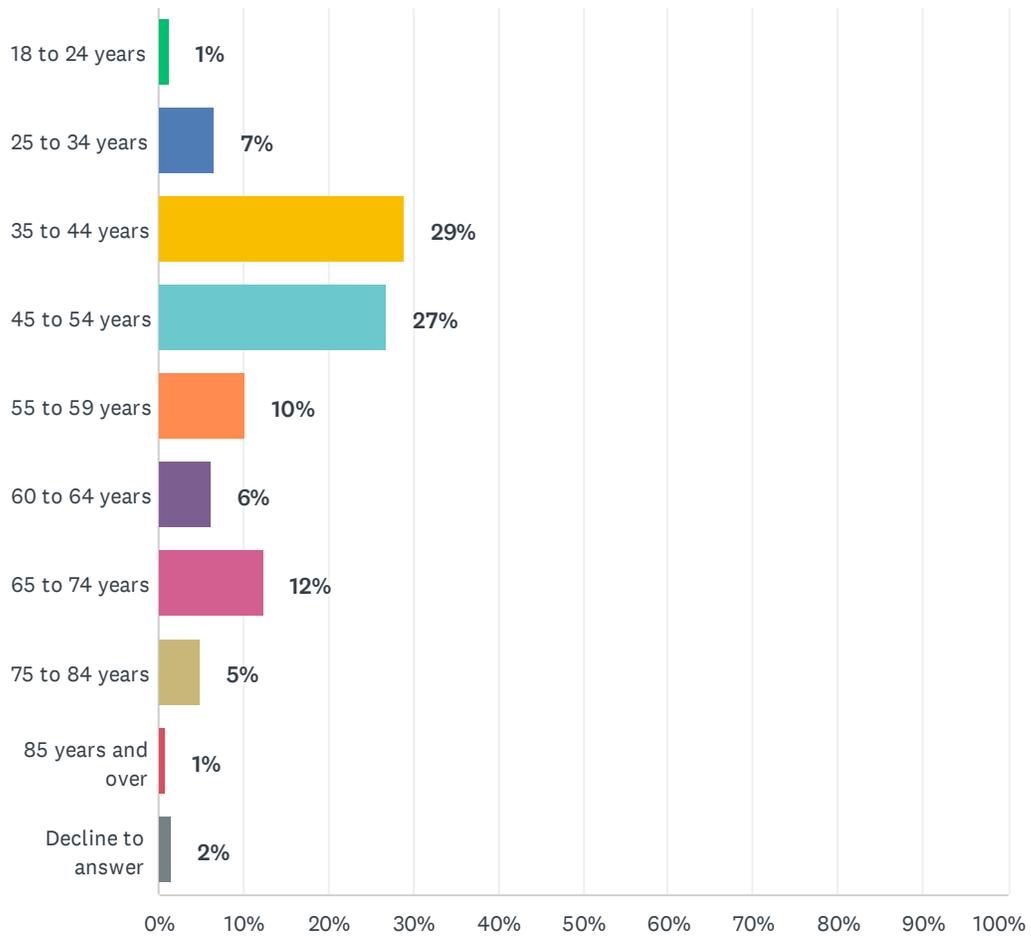
Answered: 316 Skipped: 8



ANSWER CHOICES	RESPONSES	
Less than one year	1%	2
Between one year and three years	10%	33
Between four years and ten years	26%	83
Between eleven years and twenty years	21%	66
More than twenty years	42%	132
TOTAL		316

Q7 Which age group do you belong to? (Select One)

Answered: 321 Skipped: 3

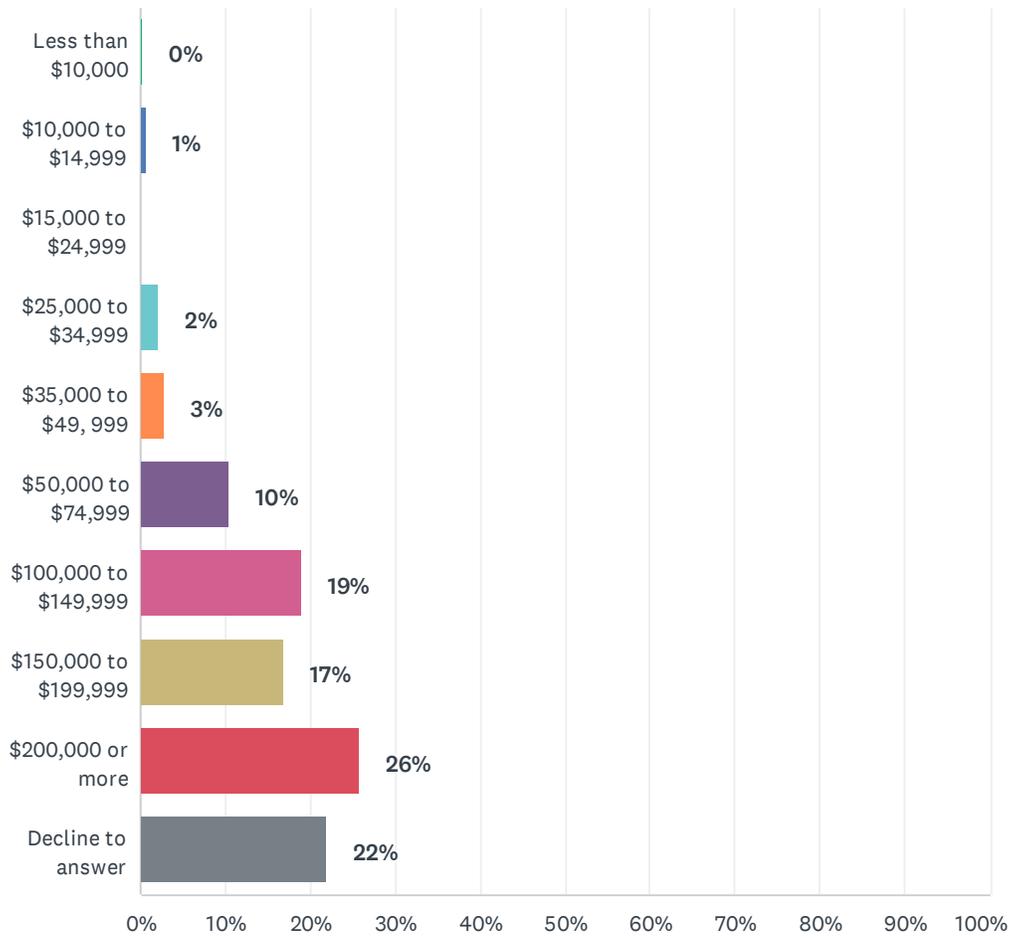


Hopedale Master Plan Community Survey, Final Phase

ANSWER CHOICES	RESPONSES	
18 to 24 years	1%	4
25 to 34 years	7%	21
35 to 44 years	29%	93
45 to 54 years	27%	86
55 to 59 years	10%	33
60 to 64 years	6%	20
65 to 74 years	12%	40
75 to 84 years	5%	16
85 years and over	1%	3
Decline to answer	2%	5
TOTAL	321	

Q8 What is your estimated combined family income? (Select One)

Answered: 315 Skipped: 9

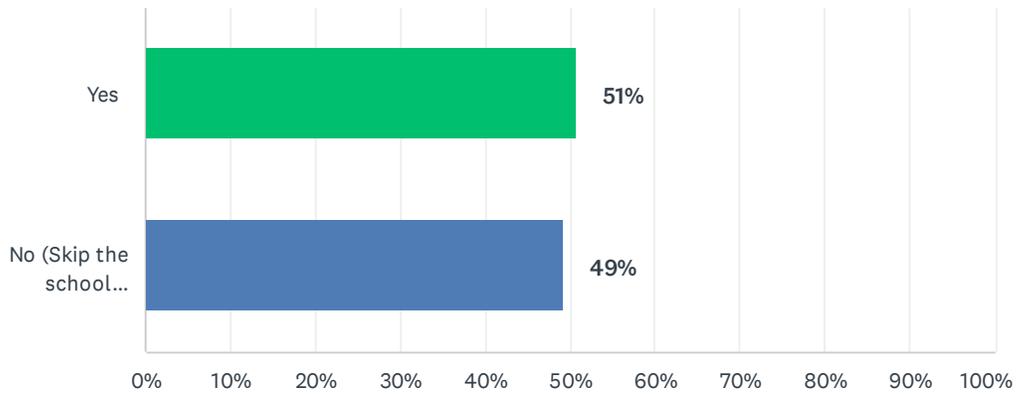


Hopedale Master Plan Community Survey, Final Phase

ANSWER CHOICES	RESPONSES	
Less than \$10,000	0%	1
\$10,000 to \$14,999	1%	2
\$15,000 to \$24,999	0%	0
\$25,000 to \$34,999	2%	7
\$35,000 to \$49, 999	3%	9
\$50,000 to \$74,999	10%	33
\$100,000 to \$149,999	19%	60
\$150,000 to \$199,999	17%	53
\$200,000 or more	26%	81
Decline to answer	22%	69
TOTAL		315

Q9 Do you currently have children enrolled in Hopedale Public Schools?

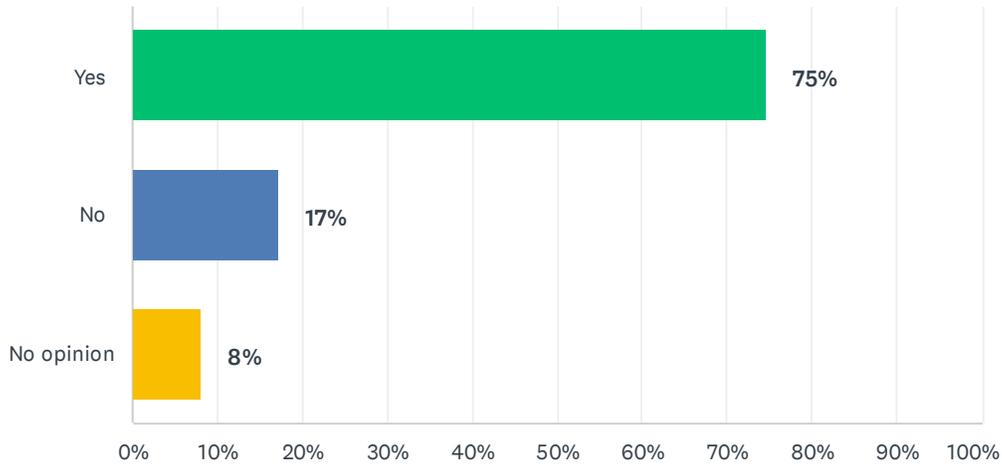
Answered: 317 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	51%	161
No (Skip the school questions)	49%	156
TOTAL		317

Q10 Did the quality of Hopedale Public Schools factor into your decision to live in Hopedale?

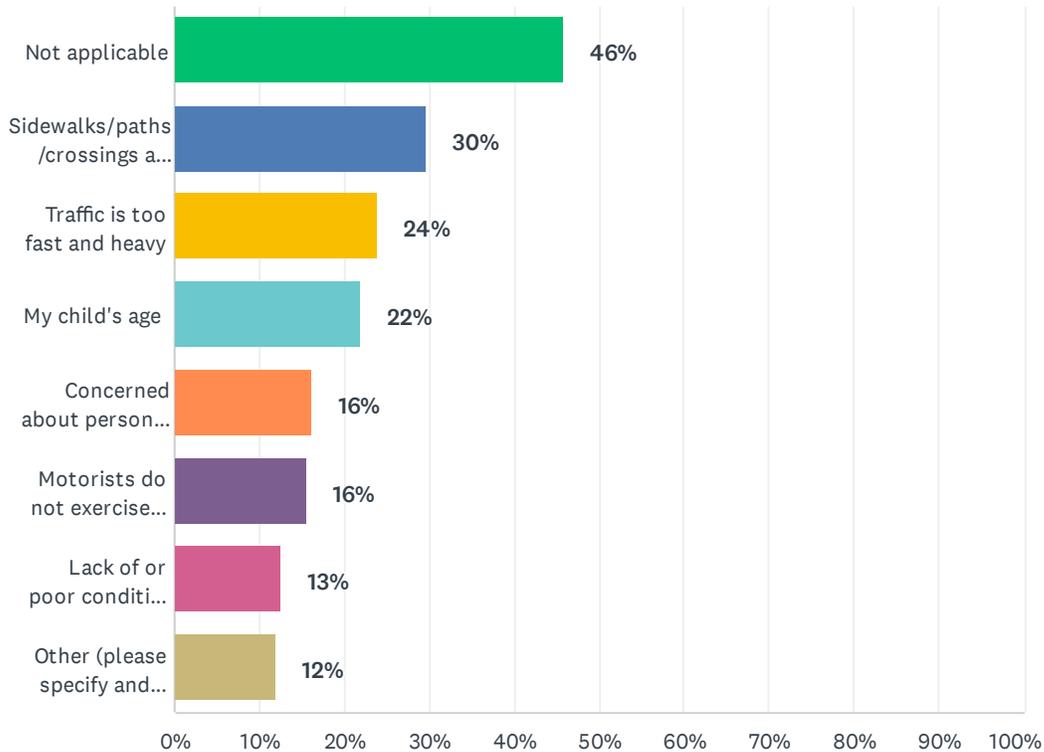
Answered: 225 Skipped: 99



ANSWER CHOICES	RESPONSES	
Yes	75%	168
No	17%	39
No opinion	8%	18
TOTAL		225

Q11 If your child(ren) live within 1.5 miles of Memorial Elementary School and do not walk or bike to school, why not? Check all that apply.

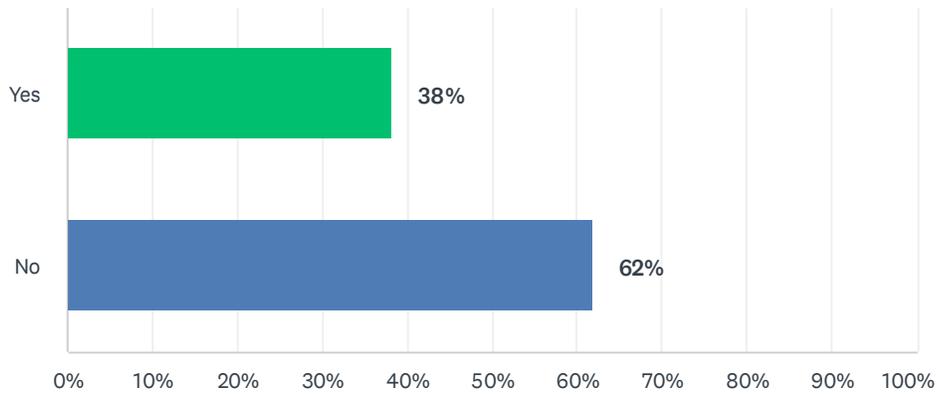
Answered: 192 Skipped: 132



ANSWER CHOICES	RESPONSES	
Not applicable	46%	88
Sidewalks/paths/crossings are missing or in poor condition	30%	57
Traffic is too fast and heavy	24%	46
My child's age	22%	42
Concerned about personal security or safety	16%	31
Motorists do not exercise caution around cyclists/pedestrians	16%	30
Lack of or poor condition of bike facilities (i.e bike lanes, paths, wide shoulders)	13%	24
Other (please specify and include your child's age)	12%	23
Total Respondents: 192		

Q12 Do you know how much funding the school system receives?

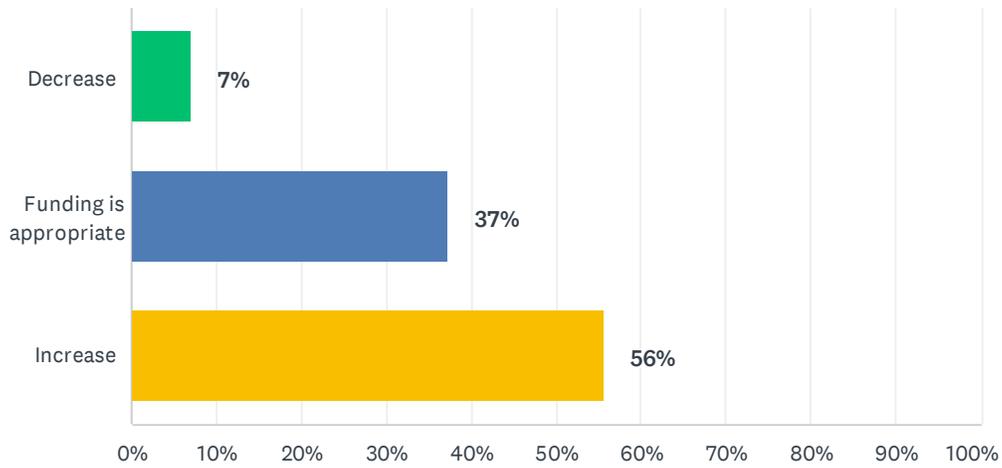
Answered: 230 Skipped: 94



ANSWER CHOICES	RESPONSES	
Yes	38%	88
No	62%	142
TOTAL		230

Q13 Is the level of school funding appropriate?

Answered: 185 Skipped: 139



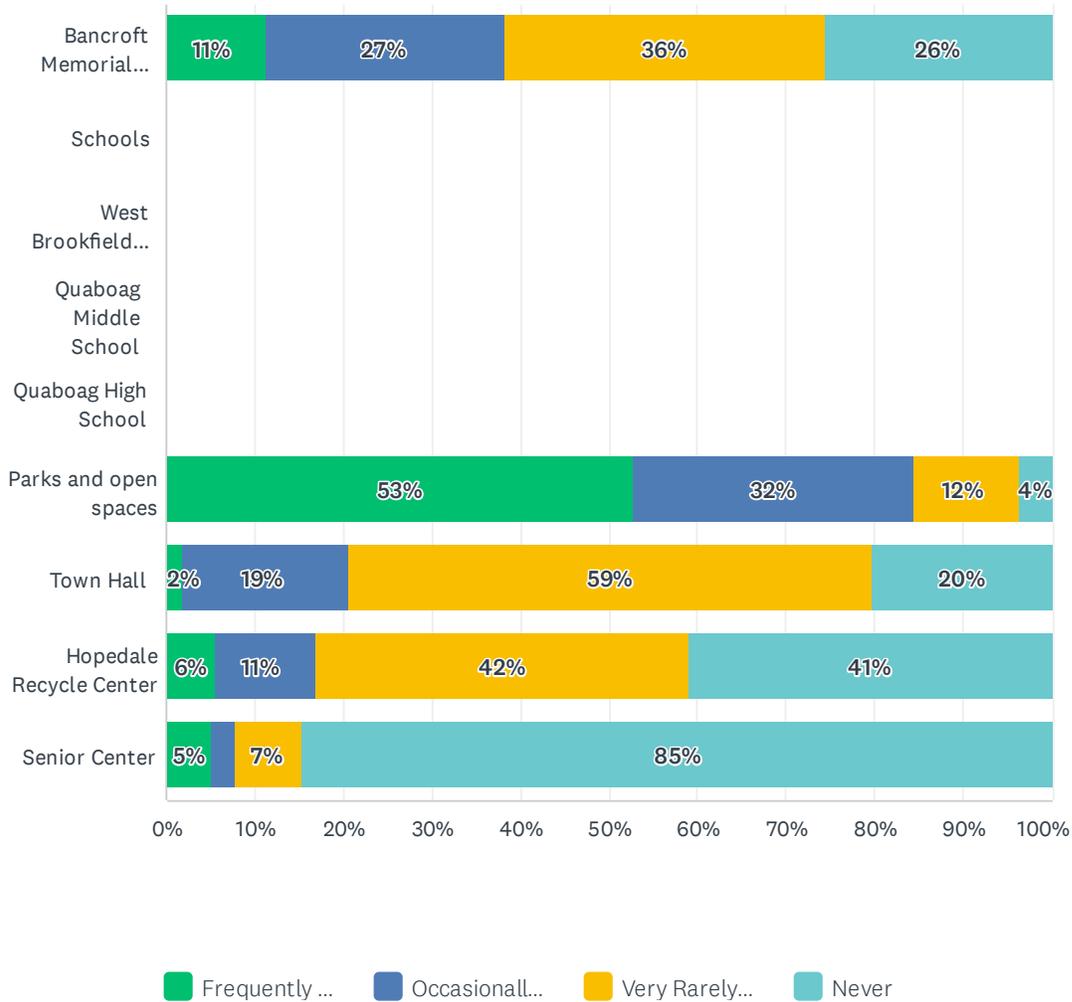
ANSWER CHOICES	RESPONSES	
Decrease	7%	13
Funding is appropriate	37%	69
Increase	56%	103
TOTAL		185

Q14 Do you have any other ideas about Hopedale Public Schools? Please share any and all comments below.

Answered: 72 Skipped: 252

Q15 How often do you or your household use these town services and facilities?

Answered: 276 Skipped: 48

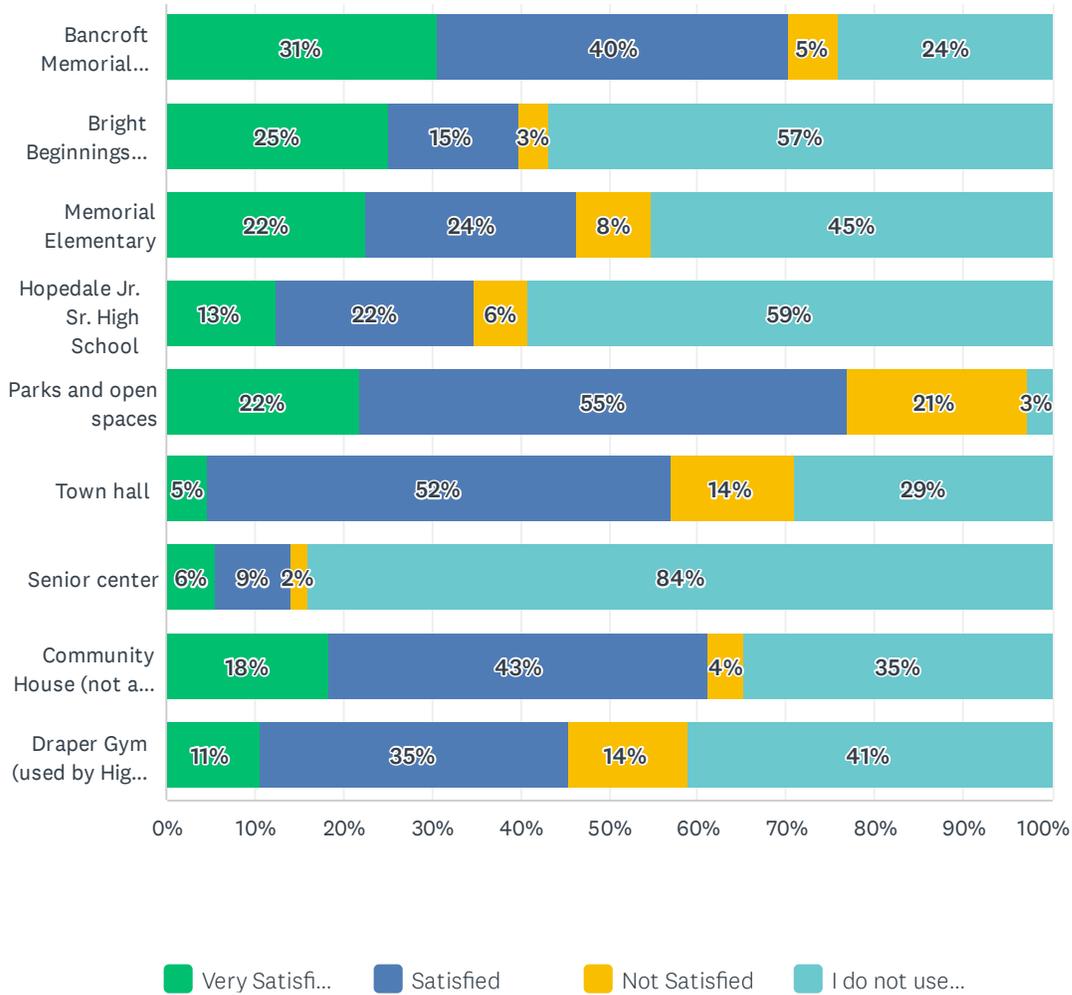


Hopedale Master Plan Community Survey, Final Phase

	FREQUENTLY (DAILY OR WEEKLY)	OCCASIONALLY (ONCE A MONTH)	VERY RARELY (ONCE EVERY FEW MONTHS)	NEVER	TOTAL	WEIGHTED AVERAGE
Bancroft Memorial Library	11% 31	27% 74	36% 99	26% 70	274	2.76
Schools	0% 0	0% 0	0% 0	0% 0	0	0.00
West Brookfield Elementary School	0% 0	0% 0	0% 0	0% 0	0	0.00
Quaboag Middle School	0% 0	0% 0	0% 0	0% 0	0	0.00
Quaboag High School	0% 0	0% 0	0% 0	0% 0	0	0.00
Parks and open spaces	53% 145	32% 87	12% 33	4% 10	275	1.67
Town Hall	2% 5	19% 51	59% 161	20% 55	272	2.98
Hopedale Recycle Center	6% 15	11% 31	42% 115	41% 111	272	3.18
Senior Center	5% 14	3% 7	7% 20	85% 228	269	3.72

Q16 How satisfied are you with the following facilities?

Answered: 276 Skipped: 48

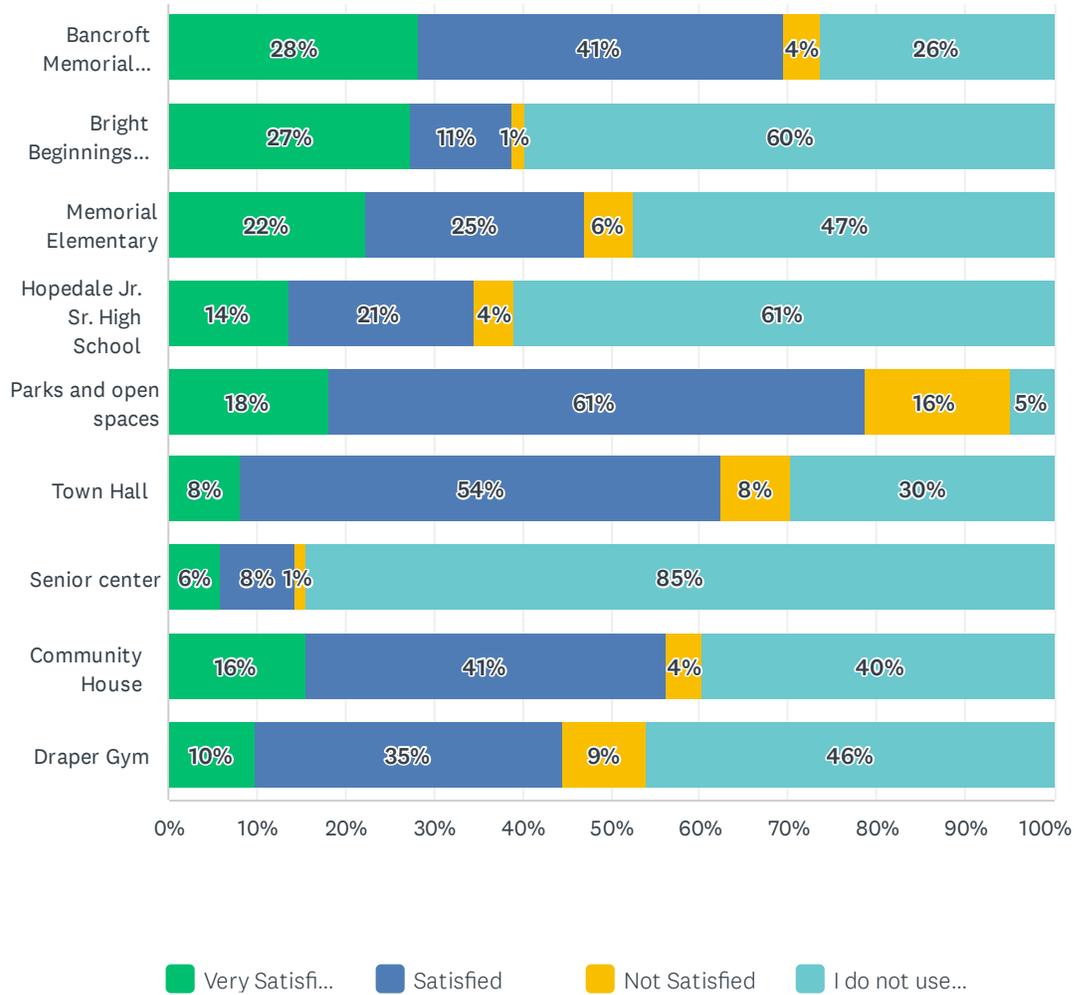


Hopedale Master Plan Community Survey, Final Phase

	VERY SATISFIED	SATISFIED	NOT SATISFIED	I DO NOT USE THIS FACILITY	TOTAL	WEIGHTED AVERAGE
Bancroft Memorial Library	31% 84	40% 108	5% 15	24% 66	273	2.23
Bright Beginnings Center	25% 69	15% 40	3% 9	57% 156	274	2.92
Memorial Elementary	22% 61	24% 65	8% 23	45% 123	272	2.76
Hopedale Jr. Sr. High School	13% 34	22% 60	6% 17	59% 160	271	3.12
Parks and open spaces	22% 60	55% 150	21% 56	3% 7	273	2.04
Town hall	5% 13	52% 142	14% 38	29% 79	272	2.67
Senior center	6% 15	9% 23	2% 5	84% 225	268	3.64
Community House (not a town owned facility)	18% 50	43% 117	4% 11	35% 95	273	2.55
Draper Gym (used by High School but not owned by the Town)	11% 29	35% 95	14% 37	41% 112	273	2.85

Q17 How satisfied are you with services at the following facilities?

Answered: 275 Skipped: 49

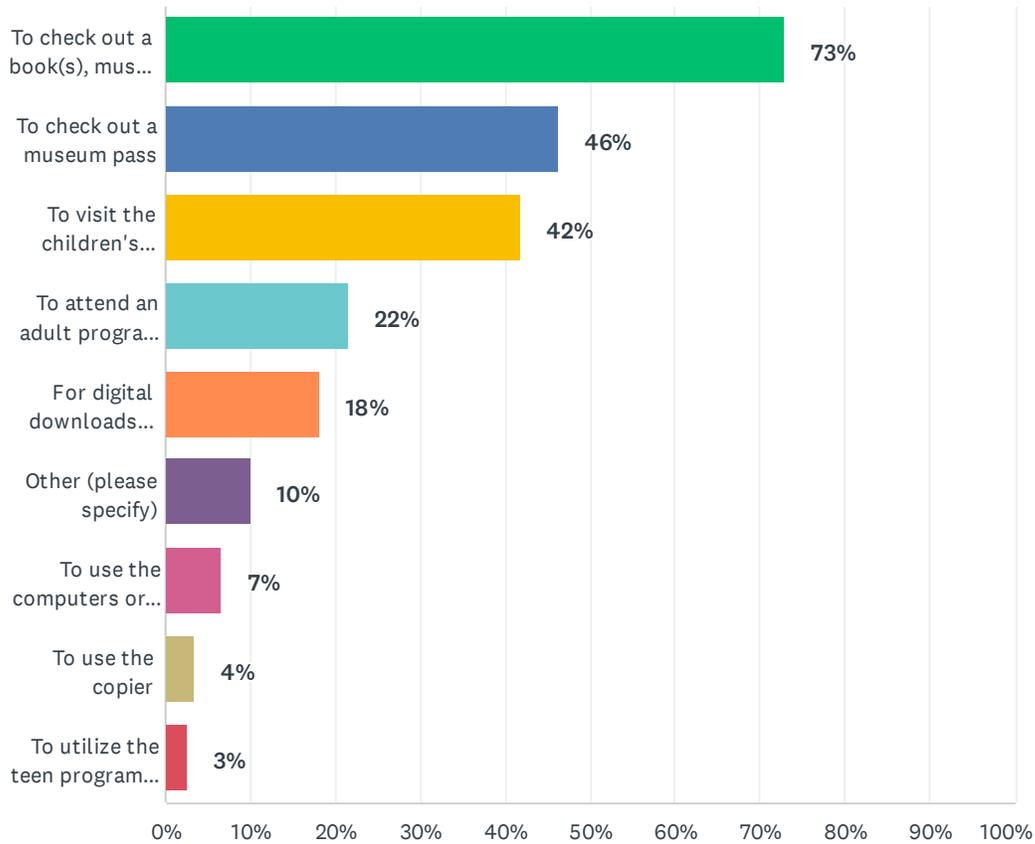


Hopedale Master Plan Community Survey, Final Phase

	VERY SATISFIED	SATISFIED	NOT SATISFIED	I DO NOT USE THIS SERVICE/FACILITY	TOTAL	WEIGHTED AVERAGE
Bancroft Memorial Library	28% 77	41% 113	4% 11	26% 72	273	2.29
Bright Beginnings Center	27% 75	11% 31	1% 4	60% 163	273	2.93
Memorial Elementary	22% 60	25% 66	6% 15	47% 127	268	2.78
Hopedale Jr. Sr. High School	14% 37	21% 56	4% 12	61% 164	269	3.13
Parks and open spaces	18% 49	61% 163	16% 44	5% 13	269	2.08
Town Hall	8% 22	54% 146	8% 21	30% 80	269	2.59
Senior center	6% 16	8% 23	1% 3	85% 230	272	3.64
Community House	16% 42	41% 110	4% 11	40% 107	270	2.68
Draper Gym	10% 26	35% 93	9% 25	46% 123	267	2.92

Q18 If you use the library, what do you use the library for? (Select all that apply)

Answered: 199 Skipped: 125



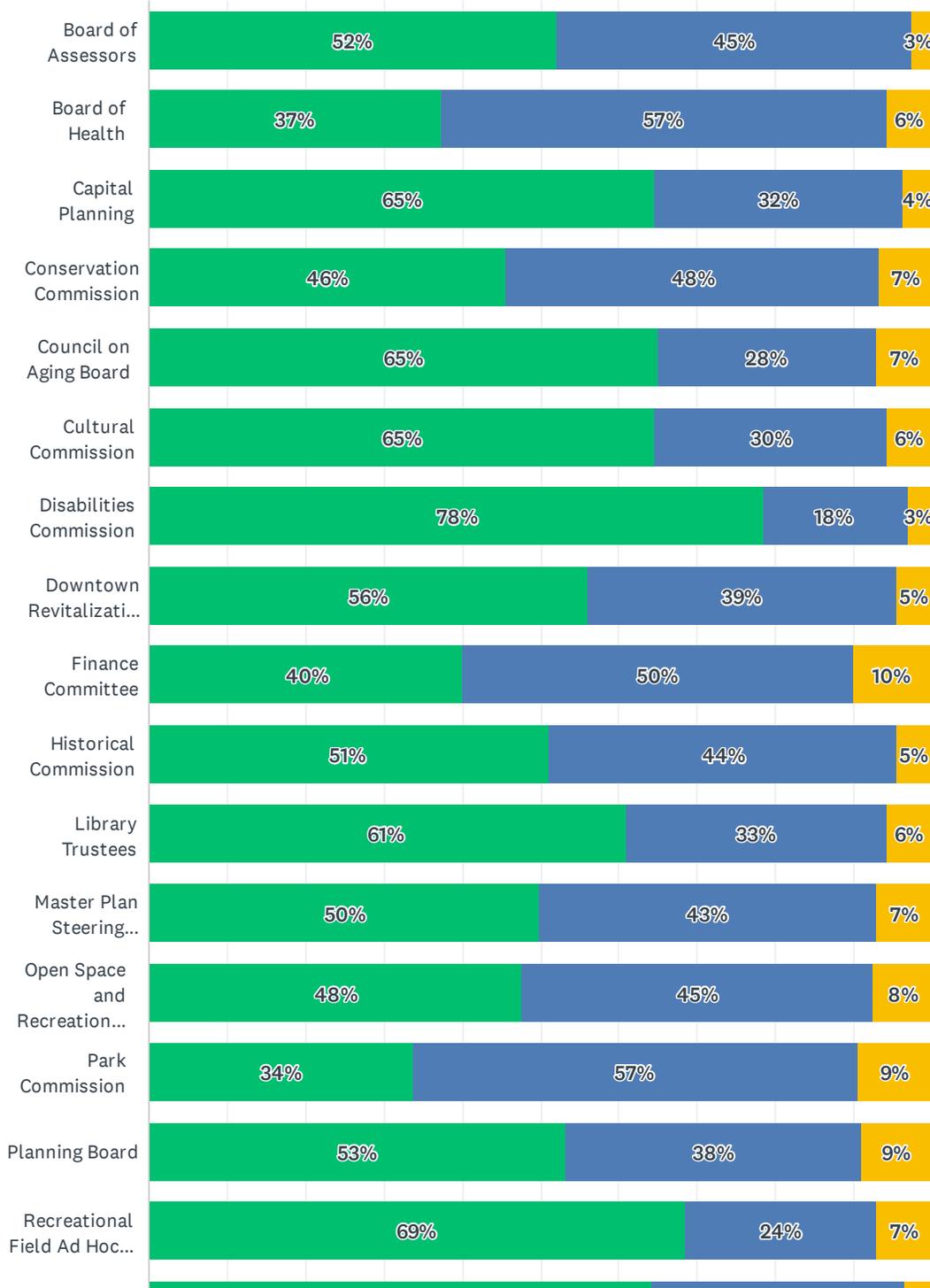
ANSWER CHOICES	RESPONSES	
To check out a book(s), music or DVD's	73%	145
To check out a museum pass	46%	92
To visit the children's department	42%	83
To attend an adult program or event	22%	43
For digital downloads including audio, E-books, videos and historical documents	18%	36
Other (please specify)	10%	20
To use the computers or mobile hotspot	7%	13
To use the copier	4%	7
To utilize the teen programs including homework resources, games or teen writers	3%	5
Total Respondents: 199		

Q19 What town services or facilities do you feel the town needs but does not currently provide?

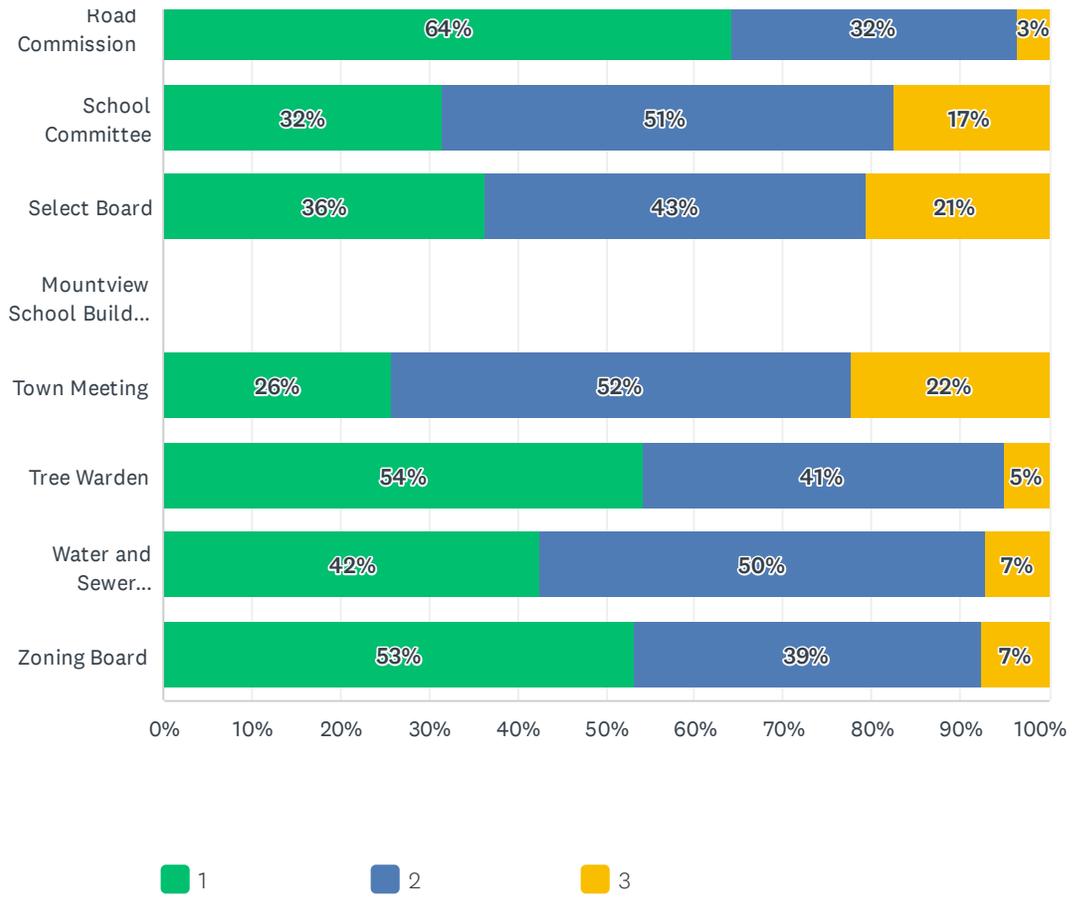
Answered: 100 Skipped: 224

Q20 On a scale of 1 to 3, please rate your familiarity with what the following Boards and Committees purposes and functions are: 1 = I do not know anything about this Board/Committee 2 = I have a good understanding (from Town Meeting or occasional communication) 3 = I talk with other residents about this frequently; follow agendas; etc.

Answered: 268 Skipped: 56



Hopedale Master Plan Community Survey, Final Phase



Hopedale Master Plan Community Survey, Final Phase

	1	2	3	TOTAL	WEIGHTED AVERAGE
Board of Assessors	52% 139	45% 121	3% 7	267	1.51
Board of Health	37% 99	57% 151	6% 15	265	1.68
Capital Planning	65% 171	32% 84	4% 10	265	1.39
Conservation Commission	46% 122	48% 128	7% 18	268	1.61
Council on Aging Board	65% 173	28% 74	7% 19	266	1.42
Cultural Commission	65% 172	30% 79	6% 15	266	1.41
Disabilities Commission	78% 208	18% 49	3% 8	265	1.25
Downtown Revitalization Committee	56% 149	39% 105	5% 12	266	1.48
Finance Committee	40% 107	50% 133	10% 27	267	1.70
Historical Commission	51% 136	44% 118	5% 12	266	1.53
Library Trustees	61% 162	33% 89	6% 15	266	1.45
Master Plan Steering Committee	50% 134	43% 115	7% 19	268	1.57
Open Space and Recreation Planning Committee	48% 127	45% 119	8% 20	266	1.60
Park Commission	34% 90	57% 152	9% 25	267	1.76
Planning Board	53% 142	38% 101	9% 24	267	1.56
Recreational Field Ad Hoc Committee	69% 181	24% 64	7% 19	264	1.39
Road Commission	64% 171	32% 86	3% 9	266	1.39
School Committee	32% 84	51% 136	17% 46	266	1.86
Select Board	36% 97	43% 114	21% 55	266	1.84
Mountview School Building Committee	0% 0	0% 0	0% 0	0	0.00
Town Meeting	26% 68	52% 137	22% 59	264	1.97
Tree Warden	54% 144	41% 109	5% 13	266	1.51
Water and Sewer Commission	42% 113	50% 134	7% 19	266	1.65
Zoning Board	53%	39%	7%		

142

105

20

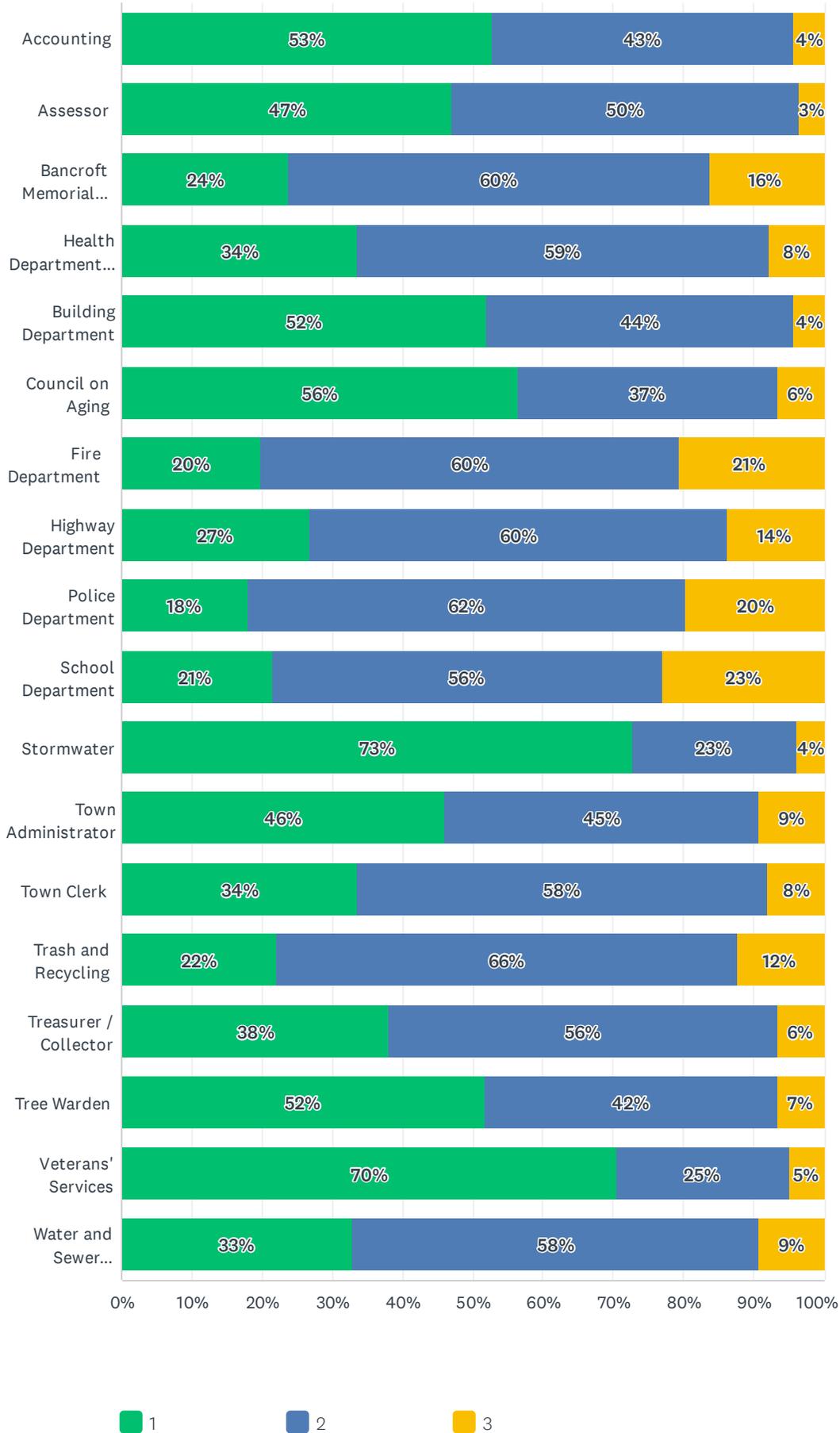
267

1.54

Q21 On a scale of 1 to 3, please rate your familiarity with what the following Town services or departments' purpose and functions are: 1 = I do not know anything about this Board/Committee 2 = I have a good understanding (from Town Meeting or occasional communication) 3 = I talk with other residents about this frequently; follow agendas; etc.

Answered: 263 Skipped: 61

Hopedale Master Plan Community Survey, Final Phase

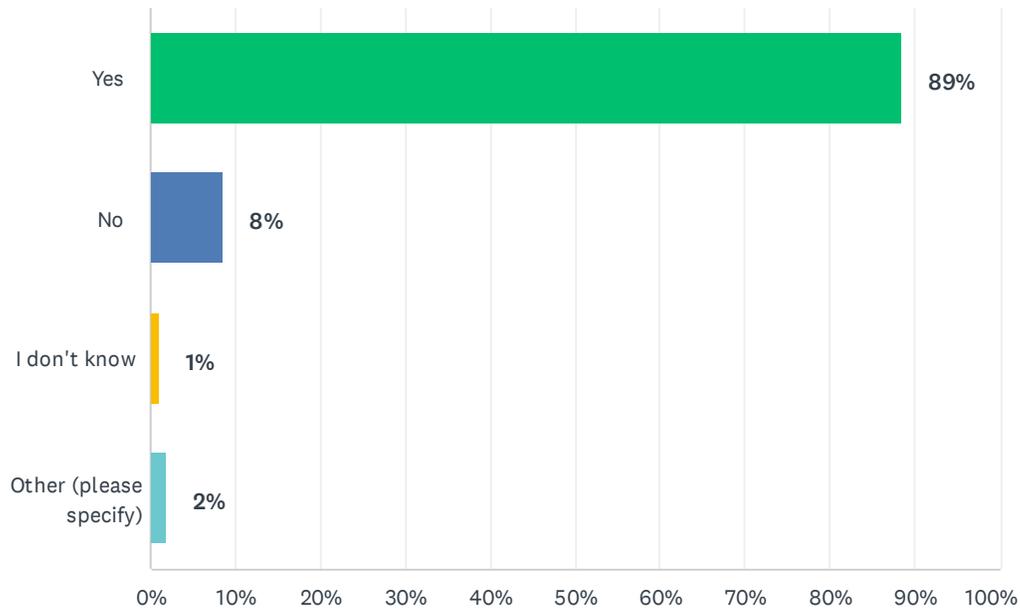


Hopedale Master Plan Community Survey, Final Phase

	1	2	3	TOTAL	WEIGHTED AVERAGE
Accounting	53% 138	43% 113	4% 11	262	1.52
Assessor	47% 123	50% 130	3% 9	262	1.56
Bancroft Memorial Library	24% 62	60% 157	16% 42	261	1.92
Health Department (Board of Health)	34% 86	59% 150	8% 20	256	1.74
Building Department	52% 136	44% 115	4% 11	262	1.52
Council on Aging	56% 148	37% 97	6% 17	262	1.50
Fire Department	20% 52	60% 156	21% 54	262	2.01
Highway Department	27% 70	60% 156	14% 36	262	1.87
Police Department	18% 47	62% 163	20% 51	261	2.02
School Department	21% 56	56% 145	23% 60	261	2.02
Stormwater	73% 190	23% 61	4% 10	261	1.31
Town Administrator	46% 120	45% 117	9% 24	261	1.63
Town Clerk	34% 88	58% 153	8% 21	262	1.74
Trash and Recycling	22% 58	66% 172	12% 32	262	1.90
Treasurer / Collector	38% 100	56% 146	6% 17	263	1.68
Tree Warden	52% 135	42% 109	7% 17	261	1.55
Veterans' Services	70% 184	25% 64	5% 13	261	1.34
Water and Sewer Department	33% 86	58% 152	9% 24	262	1.76

Q22 Is your home serviced by town water and sewer?

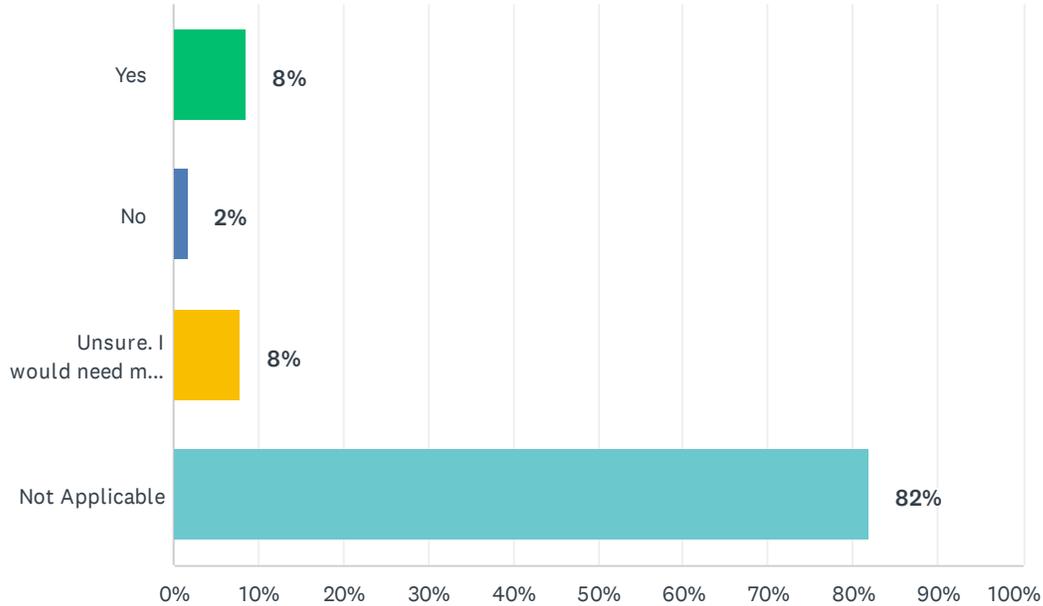
Answered: 271 Skipped: 53



ANSWER CHOICES	RESPONSES	
Yes	89%	240
No	8%	23
I don't know	1%	3
Other (please specify)	2%	5
TOTAL		271

Q23 For homes not serviced by town water or sewer, if Town water and sewer became available in your neighborhood would you ever consider connecting? (Select one)

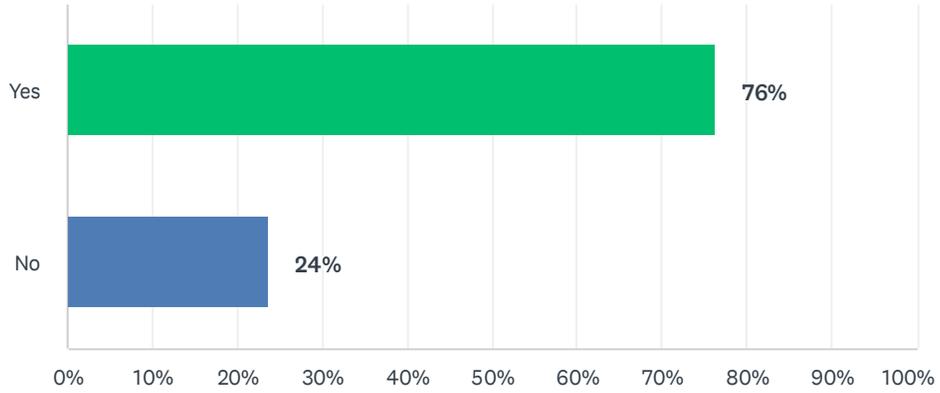
Answered: 177 Skipped: 147



ANSWER CHOICES	RESPONSES	
Yes	8%	15
No	2%	3
Unsure. I would need more information first.	8%	14
Not Applicable	82%	145
TOTAL		177

Q24 Are you aware that the Hopedale Recycle Center is available for use (except during winter months)?

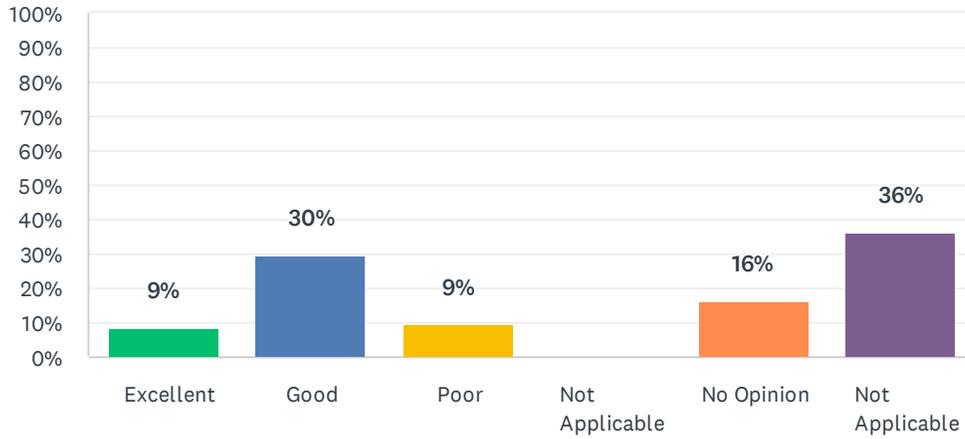
Answered: 270 Skipped: 54



ANSWER CHOICES	RESPONSES	
Yes	76%	206
No	24%	64
TOTAL		270

Q25 For recycling center users, please rate your satisfaction (Select one rating and include any comments)

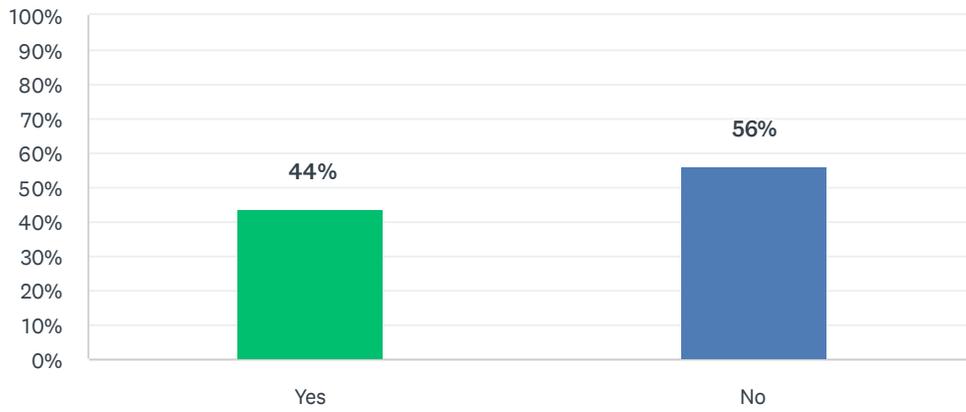
Answered: 246 Skipped: 78



ANSWER CHOICES	RESPONSES	
Excellent	9%	21
Good	30%	73
Poor	9%	23
Not Applicable	0%	0
No Opinion	16%	40
Not Applicable	36%	89
TOTAL		246

Q26 Do you believe there are parking challenges in any part of Hopedale?

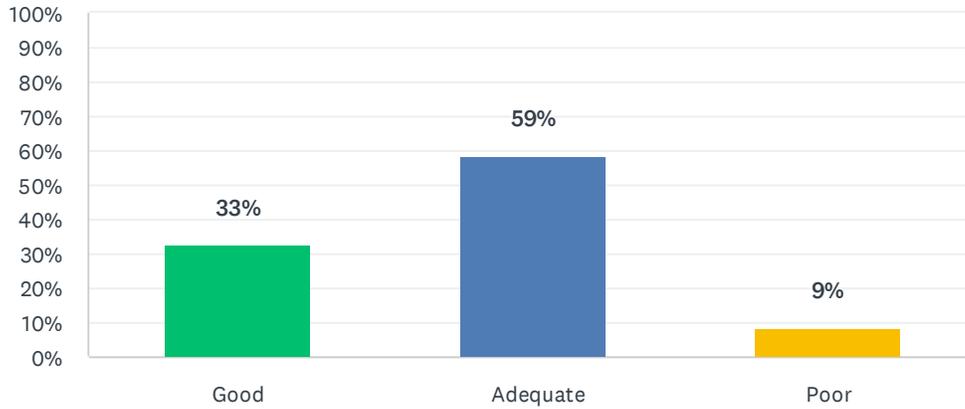
Answered: 265 Skipped: 59



ANSWER CHOICES	RESPONSES	
Yes	44%	116
No	56%	149
TOTAL		265

Q27 How would you rate the overall road conditions in Town? (Select one rating and include location(s) if poor is selected)

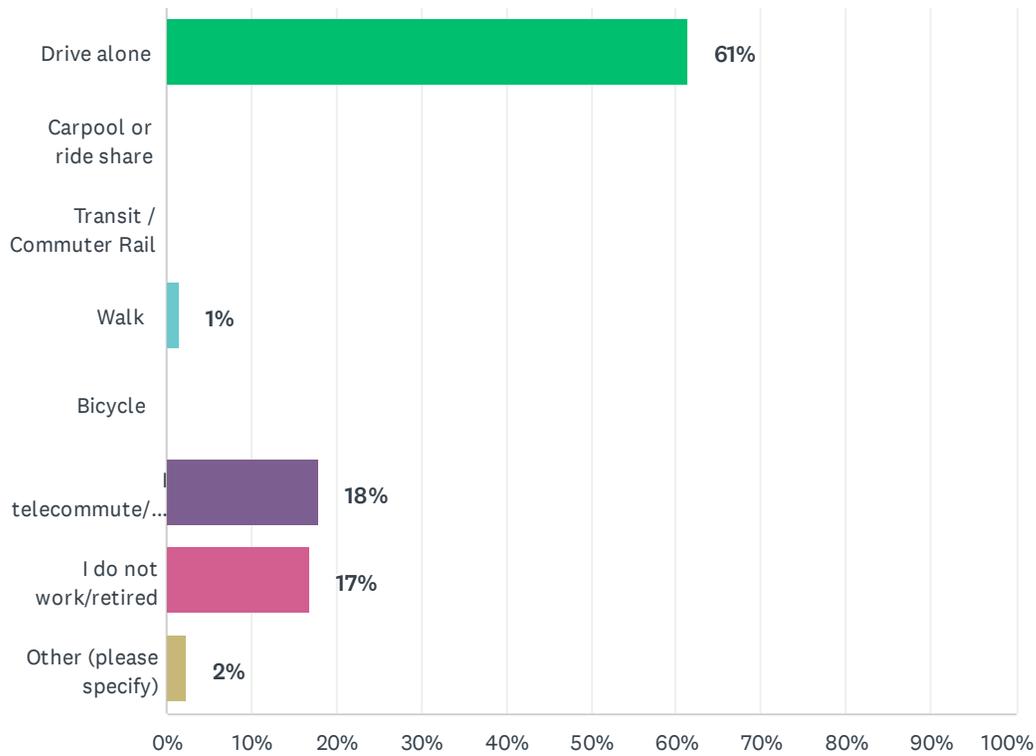
Answered: 266 Skipped: 58



ANSWER CHOICES	RESPONSES	
Good	33%	87
Adequate	59%	156
Poor	9%	23
TOTAL		266

Q28 How do you travel to work? (Select one)

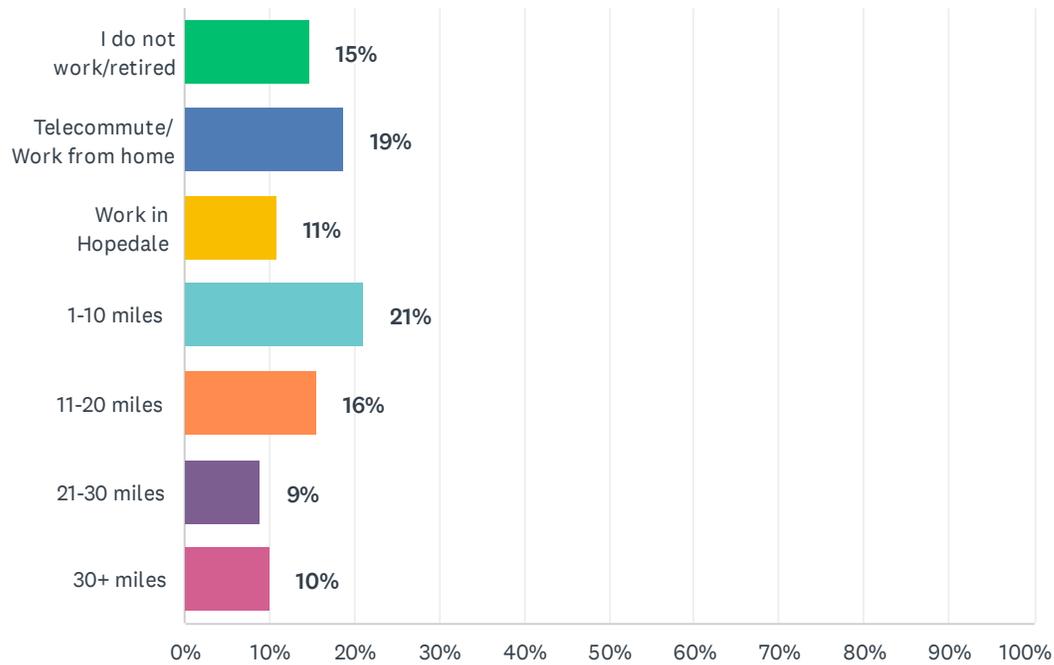
Answered: 267 Skipped: 57



ANSWER CHOICES	RESPONSES	
Drive alone	61%	164
Carpool or ride share	0%	0
Transit / Commuter Rail	0%	0
Walk	1%	4
Bicycle	0%	0
I telecommute/work from home.	18%	48
I do not work/retired	17%	45
Other (please specify)	2%	6
TOTAL		267

Q29 How many miles do you travel to get to work? (one-way) (Select one)

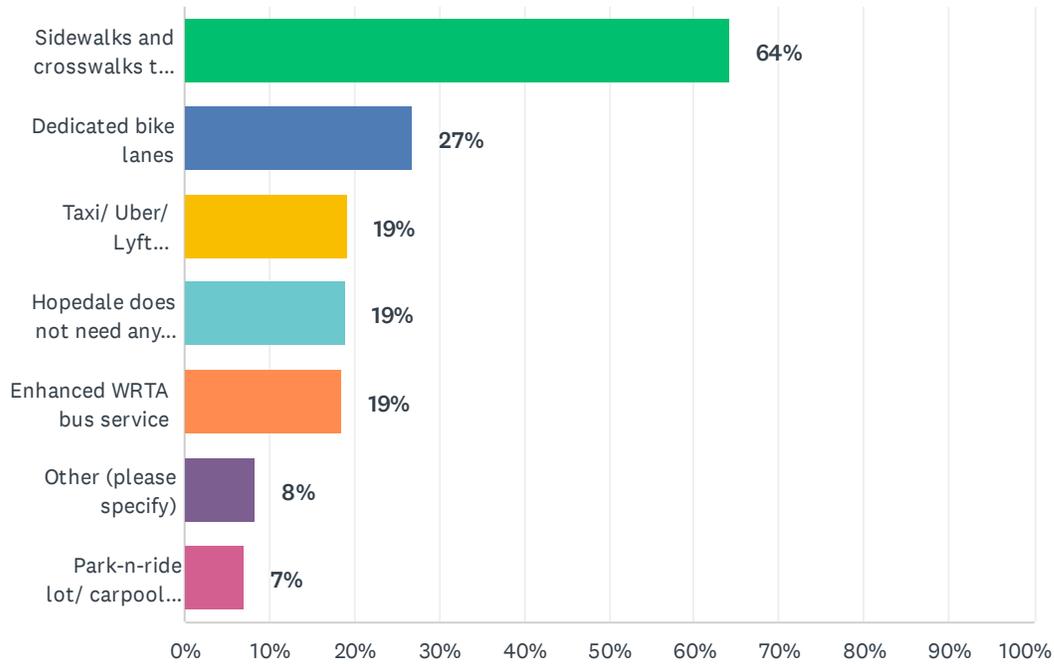
Answered: 257 Skipped: 67



ANSWER CHOICES	RESPONSES	
I do not work/retired	15%	38
Telecommute/ Work from home	19%	48
Work in Hopedale	11%	28
1-10 miles	21%	54
11-20 miles	16%	40
21-30 miles	9%	23
30+ miles	10%	26
TOTAL		257

Q30 What types of transportation options should Hopedale explore? Check all that apply.

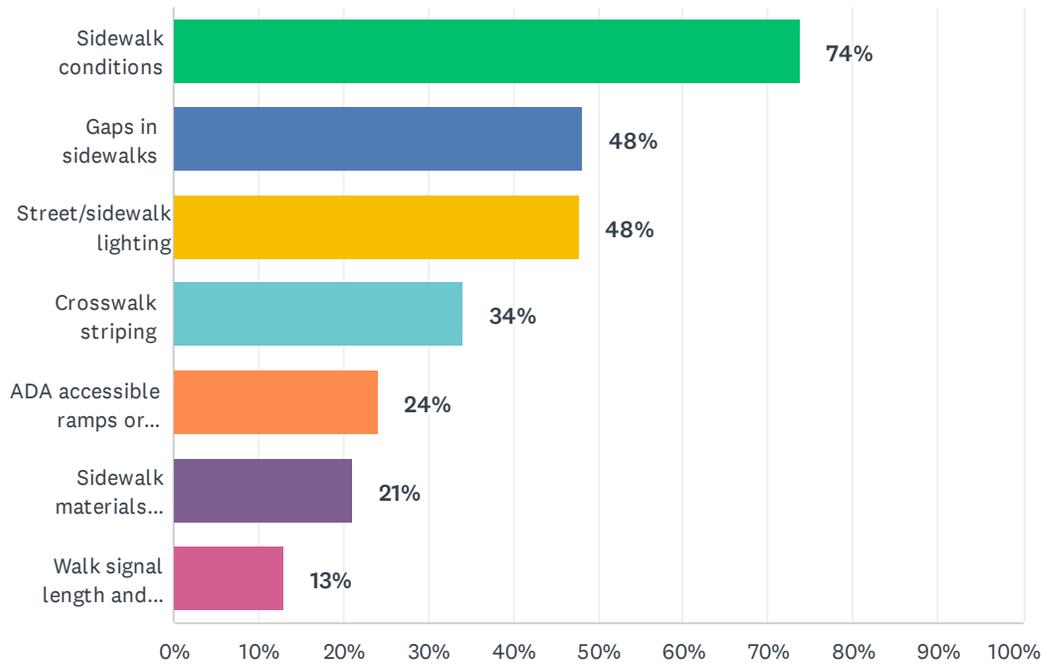
Answered: 254 Skipped: 70



ANSWER CHOICES	RESPONSES	
Sidewalks and crosswalks to enhance pedestrian mobility	64%	163
Dedicated bike lanes	27%	68
Taxi/ Uber/ Lyft availability	19%	49
Hopedale does not need any alternatives	19%	48
Enhanced WRTA bus service	19%	47
Other (please specify)	8%	21
Park-n-ride lot/ carpool lot	7%	18
Total Respondents: 254		

Q31 Please specify whether any of the following needs to be addressed regarding pedestrian facilities in Hopedale (i.e. sidewalks, crosswalks). Check all that apply.

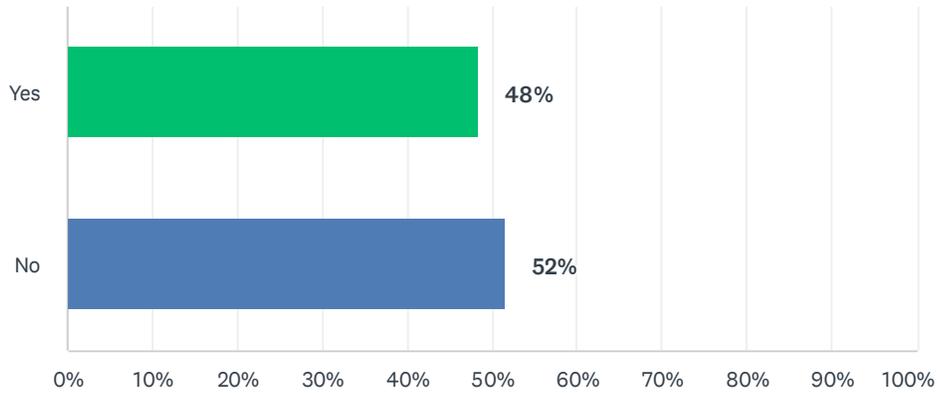
Answered: 199 Skipped: 125



ANSWER CHOICES	RESPONSES	
Sidewalk conditions	74%	147
Gaps in sidewalks	48%	96
Street/sidewalk lighting	48%	95
Crosswalk striping	34%	68
ADA accessible ramps or sidewalk width	24%	48
Sidewalk materials (asphalt versus concrete)	21%	42
Walk signal length and visibility and/or audible signal	13%	26
Total Respondents: 199		

Q32 Do you feel Hopedale needs more sidewalks? If so, where? (Include locations in comment box)

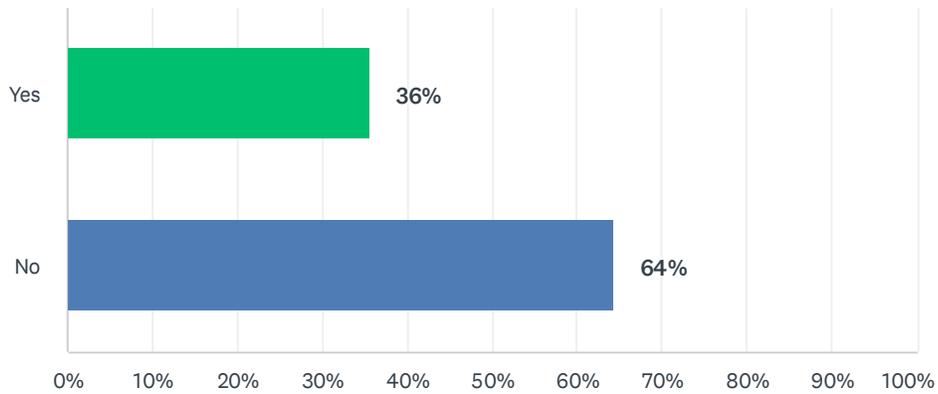
Answered: 233 Skipped: 91



ANSWER CHOICES	RESPONSES	
Yes	48%	113
No	52%	120
TOTAL		233

Q33 Do you bike? If so, where? (Include locations in comment box)

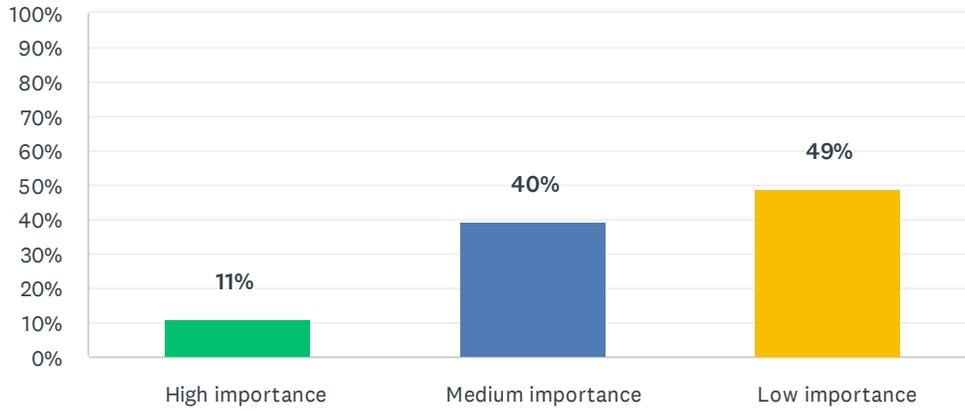
Answered: 258 Skipped: 66



ANSWER CHOICES	RESPONSES	
Yes	36%	92
No	64%	166
TOTAL		258

Q34 How important is it to provide additional bicycle infrastructure (bike lanes, shoulders, and signs) throughout Hopedale? (Select one)

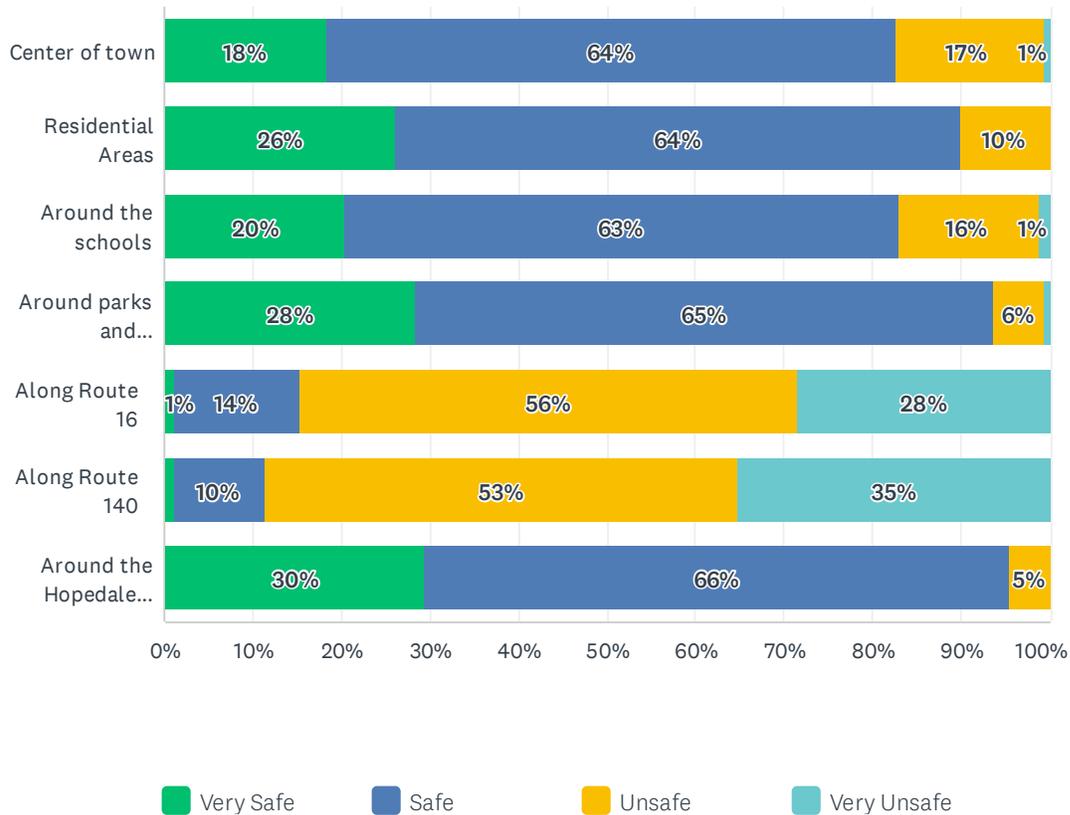
Answered: 252 Skipped: 72



ANSWER CHOICES	RESPONSES	
High importance	11%	28
Medium importance	40%	100
Low importance	49%	124
TOTAL		252

Q35 How safe do you feel riding your bicycle in the following areas of Hopedale?

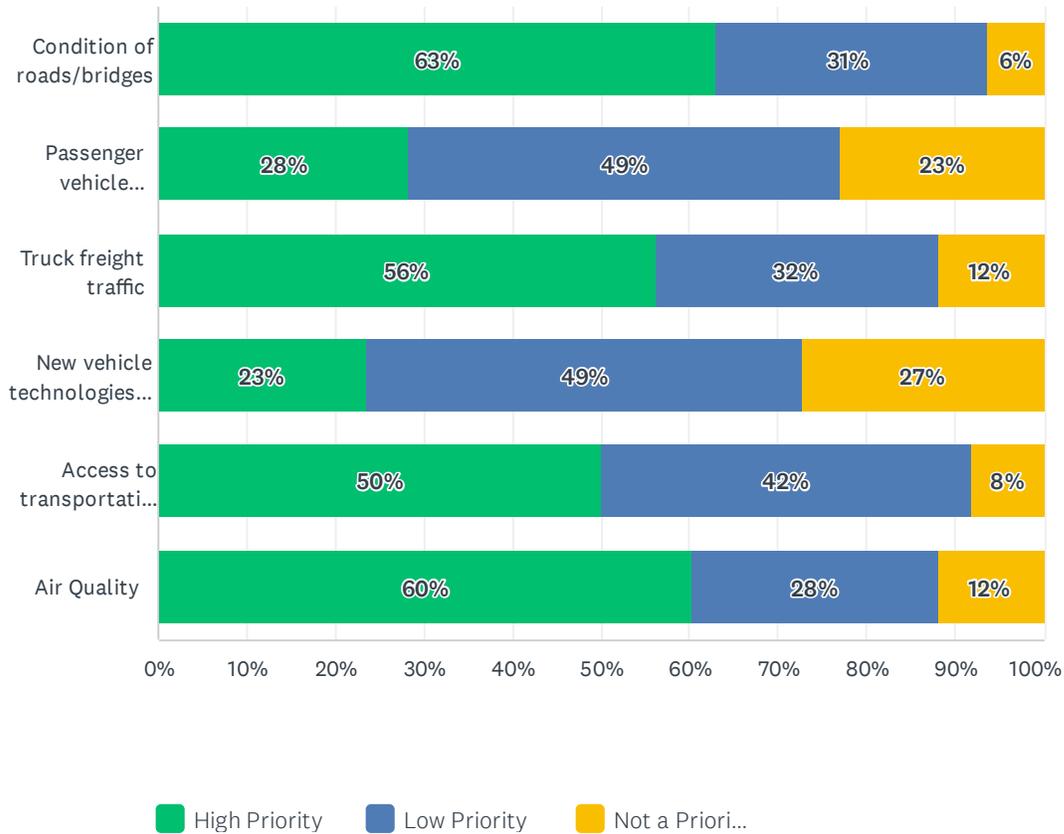
Answered: 181 Skipped: 143



	VERY SAFE	SAFE	UNSAFE	VERY UNSAFE	TOTAL	WEIGHTED AVERAGE
Center of town	18% 33	64% 115	17% 30	1% 1	179	1.99
Residential Areas	26% 47	64% 115	10% 18	0% 0	180	1.84
Around the schools	20% 36	63% 110	16% 28	1% 2	176	1.98
Around parks and recreational facilities	28% 50	65% 115	6% 10	1% 1	176	1.78
Along Route 16	1% 2	14% 25	56% 99	28% 50	176	3.12
Along Route 140	1% 2	10% 18	53% 94	35% 62	176	3.23
Around the Hopedale Parklands	30% 52	66% 116	5% 8	0% 0	176	1.75

Q36 Which of the following transportation issues would you consider to be most important in Hopedale?

Answered: 263 Skipped: 61



	HIGH PRIORITY	LOW PRIORITY	NOT A PRIORITY	TOTAL	WEIGHTED AVERAGE
Condition of roads/bridges	63% 160	31% 78	6% 16	254	2.34
Passenger vehicle congestion (capacity of roadways)	28% 69	49% 120	23% 56	245	1.73
Truck freight traffic	56% 143	32% 81	12% 30	254	2.28
New vehicle technologies (electric vehicle charging stations)	23% 58	49% 122	27% 67	247	1.64
Access to transportation for Aging Populations	50% 124	42% 103	8% 20	247	2.09
Air Quality	60% 152	28% 70	12% 30	252	2.37

Q37 What are the most difficult areas or intersections you encounter in Hopedale on a regular basis?

Answered: 140 Skipped: 184

Q38 General comments, questions, or concerns regarding municipal facilities (OPTIONAL)

Answered: 45 Skipped: 279

Q39 If you would like to receive updates about the plan and future engagement opportunities, please enter your name and email below.

Answered: 105 Skipped: 219

ANSWER CHOICES	RESPONSES	
Name	98.10%	103
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	105
Phone Number	0.00%	0