


November 14, 2024

**MEMORANDUM**

To: Suzanne Simone, Environmental Planner  
Conservation Commission

From: Daniel A. Pennington, Town Engineer / Manager of Physical Services 

Re: 36 Hopewell Road  
Hopewell Crossing Proposal for New 38-Unit Residential Building

The Engineering Division has reviewed the application materials for the proposed expansion of 36 Hopewell Road to include a 42-unit residential apartment building prepared by Rose Tico and Co, LLC including plans last revised November 6, 2024 and Design Report revised November 12, 2024. Prior comments to date have been addressed with the exception of the following:

1. The low point of the site drainage system is located at CB-2 and CB-3 which will both be surcharged during the 100-year storm and larger events. Excess stormwater from these structures will flow across the property on the north side of the building adjacent to improved areas. It is recommended that the proposed grading on the north side of the building be adjusted as necessary to control the overflow path and direct it away from the proposed paver terrace and other improved areas to minimize potential for damage to property and landscaping.
2. The storm drainage maintenance plan should state that "the property owner is responsible for maintenance" rather than just the current owner's name since the property could change ownership in the future.
3. The proposed sanitary sewer pump station needs to be put on a timer to pump during off-peak hours in order to comply with WPCA policy and eliminate the required excess flow fee. Further discussion with the Engineering Division and WPCA is required on this matter to determine documentation and reporting requirements for this provision.