



November 19, 2020

Hopkinton Planning Board
c/o Jim Lamphere, Town Planner
Hopkinton Town Hall
One Town House Road
Hopkinton, RI 02833
Email: planner@hopkintonri.org

**RE: 140 Unit Subdivision – Layout Alternatives
Brushy Brook Residential Subdivision
Hopkinton, Rhode Island**

Dear Planning Board Members:

On behalf of the owner, LR6-A Owner LLC, DiPrete Engineering respectfully submits the following letter and supporting layout alternatives for review and discussion as a Pre-Preliminary Concept Review with the Planning Board. It is our understanding that there may not have been a consensus with the Planning Board members on the preferred layout and configuration of the low and moderate income (LMI) units for Brushy Brook Subdivision.

As result, we have provided four (4) layout alternatives, which include a variety of ways of integrating the LMI units into the subdivision. Please note that all four (4) alternatives are proposed to be serviced by community septic systems and community public wells as conditioned by the Master Plan approval. Each alternative will also be phased with approximately twenty (20) units per phase.

The alternatives include the following:

- Option A – 140 single-family lots (105 market rate and 35 affordable) – all on single-family lots
- Option B – 105 lots (105 market rate homes with 1-bedroom affordable apartment on same lot) – 140 total units on 105 lots
- Option C – Hybrid of Options A & B – 122 lots (87 market rate lots, 18 market rate lots w/ 1-bedroom affordable apartments, and 17 affordable single-family lots)
- Option D – 105 single-family market rate lots and 35 affordable apartment units

We look forward to further discussing this matter with the Planning Board at the December 2nd meeting.

Sincerely,
DiPrete Engineering Associates, Inc.

A handwritten signature in blue ink, appearing to read "Eric Prive".

Eric Prive, PE
Senior Project Manager