



Town of Lancaster
Office of the Select Board
701 Main Street, Suite 1
Lancaster, MA 01523

Jason A. Allison, Chair
Stephen J. Kerrigan, Member
Alexandra W. Turner, Member

Kate Hodges, Town Administrator
Kathleen A. Rocco, Executive Assistant

June 6, 2023

Mr. Michael Busby, Relationship Manager
Massachusetts Housing Finance Agency One
Beacon Street
Boston MA 02108

Mr. Busby,

On behalf of the Town of Lancaster, I wish to thank you and MassHousing for the opportunity to comment on the proposed 40B project presented by Neck Farm, LLC, located at 13 Neck Road. After receiving Neck Farm, LLC's complete application, the Town solicited feedback from residents, Town Boards, Committees, and other interested parties through the Department of Community Development and Planning. Responses from individual citizens were aggregated by CDP Director Jasmine Farinacci and are attached as appendixes to this cover letter. Those who provided comments on the project highlighted the need for additional *technical* information including details on setbacks, traffic, and comments from the Town's Emergency Services Departments. A major theme in both public and private deliberations surrounded the idea of *how*, meaning *physically*, the proposed 40B 'fits' within the approximate .5-acre site.

In reading the community comments, attending MassHousing's site visit, and listening to our executive and regulatory boards discuss the matter, it would be safe to say that the community's response to the 13 Neck Road project is **mixed**. Many respondents took a great deal of time to go through the application and its appendices. The feedback the Town received surrounded issues of safety, traffic, and quality-of-life. Specifically, parking was highlighted and whether there were adequate spaces for residents and their guests was questioned. Many considered the parking areas for guests to be either non-existent or woefully inadequate. The quality-of-life issues presented included a need for greater open play-space for children (presumably those living in the units) and public gathering areas larger than what is depicted in the plans. Concerns relative to how residents – both those living *in* the units and those living *throughout* the adjacent neighborhoods, may be impacted by the buildings' proximity to the sidewalks was also of widespread concern. Unease encompassing health and safety matters were cited by top respondents; traffic within the three-street merge area and additional vehicle 'trips' were mentioned as unexplored or, in some cases, needing more professional study. Questions regarding the projects' viability and appropriateness were posed and mentioned, specifically, the area where the project is sited and how amenities are depicted to be positioned on site.

The Select Board, during their meeting on June 5, 2023, discussed the project, and remarked that while the design and esthetics of the buildings are more pleasing than previous iterations,

questions and concerns regarding size, scale, utility availability and area-impact linger. The Board also heard from interested parties during their regular meeting comment periods in May. Most of those comments are included in the resident correspondence attached hereto. The Select Board did not take an ‘official’ position on the matter as they collectively agreed that the responsibility to do so rests with MassHousing and, pending favorable determination by your office, the Lancaster Board of Appeals. The Board does, however, agree that the need for additional affordable units in Lancaster is a high priority. The need for affordable housing and sustainable living areas, in terms of affordability and economics, is not only a concern in Lancaster, but throughout the Commonwealth. The Select Board acknowledged that the 13 Neck Road 40B project is noticeably larger than the other structures within the adjacent residential areas. That said, as the Town’s Chief Executives, the Board recognizes the need to *balance* projects like this with the values of Town including the desire for sustainable infrastructure and smart growth development. These are ultimately shared responsibilities between the Board and the regulatory committees in Planning, Conservation, Affordable Housing, and ZBA.

Overall, I am pleased to assert that Lancaster, as a community, genuinely supports the idea of increasing the Town’s affordable housing inventory. Most residents, in their comments back to the Town relative to the project, were clear to stress this point. Currently, Lancaster’s Subsidized Housing Inventory (SHI) equals 5.5%. This number is expected to drop below 5% once the local census data is amassed. Lancaster has had a great deal of noticeable progress in the Affordable Housing *arena* – creating a housing production plan, adopting inclusionary zoning, and seating a professional and passionate Affordable Housing Trust are only some of the activities which have helped to move Lancaster’s needle closer to our housing goal. However, we are not without our setbacks. The Goodridge Brook Estates project, as an example, has been temporarily halted due to a legal matter. That project underwent a comprehensive MEPA review and an environmental impact assessment many months ago. While not yet ‘shovel-ready,’ the Town is hopeful that renewed progress on this welcome addition to our AHI will be forthcoming in the next several months. That said, we cannot afford to turn away other 40B projects and truly hope we can work together to understand *how* to explain or hone the design, such that the thoughts and concerns which many have expressed about the project are settled. Our goal is to champion a project that ensures both members of the community *and* developers are satisfied and comfortable.

As Town Administrator, I attended the mandatory MassHousing walkthrough of the proposed 40B site on May 25, 2023. During that meeting, we collectively heard from several residents and stakeholders about the project; you were also present, Mr. Busby. During the meeting, you were candid regarding the delicate balance between resident concerns and the fiduciary duties which MassHousing holds for the Commonwealth. The Town intends to honor whatever determination relative to the projects’ appropriateness MassHousing renders; we appreciate the opportunity to submit our collective comments for your consideration. As more information becomes available, please continue to keep my office informed so we may connect and work with residents, abutters, executives, and board members, as appropriate or necessary, to ensure success. Thank you.

Sincerely



Kate Hodges, Town Administrator (*on behalf of the Lancaster Select Board*)

Cc: Lancaster Select Board; Jasmine Farinacci, Community Development and Planning Director

Board & Committee Comments

LANCASTER AFFORDABLE HOUSING TRUST

Prescott Building
701 Main Street - Suite 2
Lancaster, MA 01523

June 5, 2023

Ms. Kate Hodges, Town Administrator
Town of Lancaster
701 Main Street - Suite 1
Lancaster, MA 01523

Re: 13 Neck Road Comprehensive Permit (c. 40B) Site Approval Application

Dear Kate,

The Lancaster Affordable Housing Trust ("Trust") respectfully provides this public comment regarding Neck Farm LLC's Comprehensive Permit Site Application filed under M.G.L. c.40B § 20-23 as submitted to the MassHousing Finance Agency on April 27, 2023. The proposed development is situated on 0.56 acres at 13 Neck Road.

The Trust strongly supports increased affordable housing options in Lancaster to address our documented shortage. Lancaster is required under M.G.L. c.40B to provide over 10% of local year-round housing stock as deed-restricted affordable units. We are currently at 5.5% Subsidized Housing Inventory ("SHI") per the Commonwealth's official municipal tracking. This 5.5% will decrease to an estimated 4.95% when updated housing inventory data from the 2020 10-year census is released later this year.

Comparing the current inventory of 138 SHI units against the anticipated updated housing inventory (approximately 2,788 total units), the Trust estimates that Lancaster is short by approximately 140 additional units to barely cross over 10% and thus obtain "Safe Harbor" status. The Town needs 167 units to reach 11% and 207 units to reach a recommended cushion at 12%. The Trust includes this data to emphasize that the affordable housing shortage in Lancaster is real, documented, and needs attention.

It should be noted when reviewing this new 40B proposal that Lancaster is making progress towards meeting its affordable housing requirements. Town voters approved a 40R District at a special town meeting on November 14, 2022. The District bylaw is currently under an extended review by the Attorney General's Office following citizen letters of concern. If the 40R bylaw is eventually approved by the Attorney General, a 146-unit rental project is expected to be submitted for review and permitting in the future. A 32-unit rental project is currently under construction off Deershorn Road ("Cottage Lane").

The advantages and disadvantages of Neck Farm LLC's 40B proposal from the Trust's perspective are outlined below. These remarks were communicated to the Applicant at the Trust's meeting on April 6, 2023 and at a site visit on May 25, 2023.

Project Advantages

- (1) **Multi-Family Infill Typology** The currently vacant 0.56 acre parcel is the site of the former Dr. Calvin Carter House, a Greek Revival property with an accessory dwelling unit, demolished in 2020. The proposal re-uses and infills the previously developed lot in an existing neighborhood instead of greenfield construction generating a larger increase in new impervious surface, stormwater management, and thermal impacts.

Neck Farm LLC's 11-unit Application is new multi-family construction versus single-family homes or duplex/triplex units. This brings Lancaster much needed units at a far lower carbon footprint and reduced land footprint.

- (2) **Rental Model** This Application is submitted under MassHousing's rental program with 25% of the total units be deed-restricted affordable. The Commonwealth incentivizes local municipalities to provide greater rental housing options under M.G.L. 40B and 760 CMR 56.00, and therefore 100% of the eleven rental units count towards Lancaster's SHI. This proposal advances Lancaster towards its state-mandated housing requirement with far less new construction than the home ownership model.
- (3) **Design** The Applicant seeks to blend into the existing historic neighborhood through a New England farm style aesthetic. The farmhouse, barn, and cottage each provide a complementary exterior envelope to the historic neighborhood. This is a complete transformation of an earlier proposal that is based upon public feedback.

Project Concerns

- (1) **Affordability** The Application meets the Chapter 40B minimum affordability requirement that 25% of units shall be deed-restricted at or below 80% of Area Median Income ("AMI") to income-eligible households. The U.S. Department of Housing and Urban Development's FY 2023 Income Limits for Eastern Worcester County are \$66,300 for a one-person household and \$94,650 for a four-person household. At the same time, the monthly rent for the one-bedroom affordable unit is \$1,476, the two-bedroom is \$1,743, and the three-bedroom is \$1,991. Only those earning closest to the 80% AMI cap will be viable candidates. Deed-restricting at least one unit at a lower AMI would be a welcome improvement to this proposal.

It is also noted that the three-bedroom affordable unit is 1,200 sq. feet vs. 1,322 sq. ft. for the market-rate unit.

Local preference should be stipulated in the Comprehensive Permit and lottery process for income-eligible Lancaster residents, municipal staff, and other local business employees.

- (2) **Traffic & Parking** The site is located at the intersection of three roads and also a nearby railroad crossing. Therefore, it may be prudent to require a professional traffic study as part of the Town's due diligence to ensure safe and fluid flow. The traffic

study should include analysis of the proposed ingress and egress and any recommended mitigation.

The 11-unit Application includes 21 parking spaces. This may be insufficient when adding more than one vehicle per household, guests, and delivery/service calls. It is not clear if on-street parking is currently permitted nearby on Center Bridge Road, Neck Road and Main Street, and if so, the impact of eleven units.

- (3) **Setbacks** The project plans initially depicted a 3-foot front/side setback from the barn structure to Neck Road. This raised a public safety concern from the Trust and residents at the Trust's April 6, 2023 meeting. After review, the Applicant subsequently clarified in a letter dated April 18, 2023 to the Trust that the side setback is actually 25 feet of town-owned land to which the Applicant has added an additional 10 feet in response to the public safety concern. This is shown in the updated site plan attached to the letter. The front setback of the barn structure is shown as 40.2 feet.

Letter and updated plan:

https://www.ci.lancaster.ma.us/sites/g/files/vyhlf4586/f/uploads/letter_to_aht_re_neck_farm_04.18.23.pdf

Additionally, it is our understanding that the developer is providing an aerial photograph with the three building footprints overlaid.

- (4) **Sewer Capacity** The site is located within the Lancaster Sewer District (LSD) service area. According to the LSD, the site currently has two connections and capacity is not readily available to increase this to eleven. The Applicant has reported that they are aware, and are working on this issue with their engineers and that it will be addressed at the Zoning Board of Appeal's Comprehensive Permit hearing stage.

Thank you for the opportunity to comment on Neck Farm LLC's 40B proposal. We remain available to further assist the Town with its review of this affordable housing proposal and next steps.

On behalf of the Lancaster Affordable Housing Trust and its Members,



Victoria Petracca, Chair

cc: Town Administrator & Select Board
Director of Community Development and Planning

From: [christine burke](#)
To: [Jasmin Farinacci](#)
Subject: Re: FW: 40B Comment - 13 Neck Road - Comments
Date: Thursday, May 25, 2023 10:23:30 AM

Hi Jasmin,

The commissioners spoke last night at our meeting (5/24/23). Currently the owner of the property John Cherbuni is aware, that the property has 2 hookups to town sewer from a previous 2 family that was there previously, a total of 660 gallons. At this time, there is no sewer credits for purchase but the owner has every right to go on a waiting list with other residents of the Town if credits do become available. I have written Mr. Cherbuni asking if he would like to be on the wait-list as he has not asked yet.

Thank you!

Christine Burke

District Clerk

On 5/15/2023 3:11 PM, Jasmin Farinacci wrote:

Resident Comments

TO: Whom It May Concern

FROM: Heather Lennon **DATE:** June 5, 2023

SUBJECT: Proposed 40B Project at 13 Neck Road in Lancaster, MA 01523

As a longtime resident and concerned private citizen of Lancaster, I would like to list some points and share some comments regarding the project described below.

According to the plan currently put forward by the developer, a total of eleven rental units would be built with housing for tenants in a barn-styled structure, a farmhouse styled structure and a back house. These, along with the twenty-two required parking spaces, would be installed on a one half acre lot on a corner where two very busy roads intersect in a fine old neighborhood within a specially designated historic district known as the "Center Village".

If this plan were to be implemented as currently described, it would create numerous issues having to do primarily with public safety, public health and the environment.


Consider the following points:

1. Traffic flow on Center Bridge Road, which is already a heavily traveled commuter route, would cause increased congestion as well as air quality and noise and lighting issues.
2. The creation of a "blind corner" where Center Bridge and Neck Roads meet. The massive non-descript 2 ½ story barn building would not only impair the view of drivers passing through but also dominate the entire area.
3. Liability issues for the town would undoubtedly come up. Since no play area for tenant children has been provided, they might choose to gather on the town's two green triangles positioned as "median strips" amid very busy roads putting them at increased risk for injury/fatality. Doubtless, the town would then be faced with expensive lawsuits.
4. Given the close proximity of the three buildings, if one were to catch fire, it seems challenging to imagine what it would take to avoid complete destruction of all the units leaving numerous tenants homeless.
5. With the insufficiency of only two known sewer hook-ups, public health issues are of very high concern and would need to be addressed. And clearly, there is no room for a "package system".
6. With minimal set-backs along roads with no sidewalks, the removal of snow would be problematic. Would hazardous snow, slush and ice be pushed into the roads?

Massachusetts Housing employees who have decision-making authority would be well advised to keep in mind that "best practice stewardship" requires respect for the past; and, that assessment of the present project should be considered with the future impact on the area in mind. Approving this MACRO project with, 21.9 parking spaces, on this MICRO corner lot of a predominantly single-family neighborhood does not honor the past, doesn't fulfill the reasonable requirements of the present and woefully and negatively impacts the character of this neighborhood for the future. IT JUST DOESN'T FIT!!! Pushing financial gain for a few in the present does not justify the long term damage done to an entire community for generations to come.

Why not sell the lot to someone for a large single family house and buy land for a project elsewhere? There are many nearby locations that are far more suitable!

Sincerely,

A handwritten signature in black ink, appearing to read "Heather L. Lennon", written in a cursive style.

Heather L. Lennon

From: Amy and Doug Brown <brownbees@comcast.net>

Sent: Monday, June 5, 2023 8:07 PM

To: Kate Hodges <KHodges@lancasterma.gov>

Subject: 13 Neck Rd

Hi!

I just want to give you my comments on the proposed building on the corner of Neck Rd and Center Bridge Rd.

I really like the design of the building. I know people are concerned about the look and I think the builders did a good job making the design match the architecture of the neighborhood.

I would like to suggest that the positioning of the farmhouse and the barn be reversed. That way the view from people driving on Main St as well as Center Bridge Rd will see the farmhouse instead of the back side of the barn.

Also, it would be nicer for the entrances to the units in the barn to be on the outside wall of the barn rather than the inside. This will result in a more private entrance. This way, the outside facing wall of the barn will look nicer with the little porches rather than a mostly blank wall.

I like that sidewalks, parking spaces and green space was carefully considered. It's a nice looking apartment arrangement. I look forward to seeing it completed.

Amy Brown
Sterling Rd.
Lancaster.

From: [Ann Fuller](#)
To: [Jasmin Farinacci](#)
Cc: [Ann Fuller](#)
Subject: Public Comment / Question re Neck Farm, LLC 13 Neck Road, Lancaster, Massachusetts
Date: Monday, June 5, 2023 2:11:18 PM

#1)

What criteria was used to determine that the home at 13 Neck Road was unsafe and uninhabitable? The applicant got a permit to remodel on Nov 6, 2019; then, permits to DEMO on Nov 14, 2019 and Dec 22, 2020.

Was the Board of Health involved?

Was the Building inspector involved?

How much did the applicant pay for permit 20-315?

Was the demolition checklist completed for permits 312 and 20-315?

#2

In reference to Page 8, question #7 (Is the site within a local or state Historic District or listed on the National Register or Historic Places?), I refer to the letter sent to John Cherubini from Heather Lennon.

Did John Cherubini have the courtesy to respond to the Lancaster Historical Commission? If he did, where is the response?

https://www.ci.lancaster.ma.us/sites/g/files/vyhlf4586/f/uploads/lhc_ltr._j._cherubini_1-5-21.pdf

Thank You,
Ann Fuller
185 Langen Road

From: Cara Sanford <carasanford@comcast.net>

Sent: Monday, May 15, 2023 9:49 AM

Subject: important on the Baystate Neck Road 40B

Hi Kate and Victoria (copy to Jeanne and Frank S),

I decided to go ahead and submit this comment letter and am ccing J Rich for the Board of Appeals and Frank for PB. In my opinion, it is extremely important for the Town of Lancaster's official response letter to underline that this project is in the Area of Critical Environmental Concern. This is because the performance standards, for MassHousing too, are strict and any project has a higher bar for impact in an ACEC. Since, in my opinion, this particular developer appears to be wanting to bludgeon the Town of Lancaster with a large project (relative to the lot size) and in a very bad location for traffic, pointing on the ACEC to MassHousing could be a game-changer to impact size and community impact. It will also give the Town more of an upper hand rather than this developer running the show. As with any state regulation, it doesn't take long to get into the quick sand of the text of the regulation but the bottom line for the ACEC is: "[Designation of an ACEC increases environmental oversight by increasing state permitting standards through elevated performance standards and lowering thresholds for review.](#)" Cara

(public comment)

Thank you for the opportunity to express my opinion on this Baystate Investors/John Cherubini proposed 40B project on Neck Road here in Lancaster.

The most important detail about this project that has not been addressed by the developer is

that 100% of this proposed project is in an ACEC. Designation of an ACEC increases environmental oversight by increasing state permitting standards through elevated performance stands and lowering thresholds for review.

Rather than partnering with the Town of Lancaster in a spirit of good will and authenticity, this particular 40B project proponent has acted in a disingenuous and manipulative way from the onset of the first Affordable Housing Trust meeting in April 2023. At that streamed April 6, 2023 meeting Mr. Cherubini said on tape that the Lancaster Sewer Commission was impossible to reach and had no presence at Town Hall. This was intentionally inaccurate in my opinion. The staff of the Sewer Commission is available and responsive to the point of answering inquiries after hours and on weekends. In fact, the Sewer Commission contacted Mr. Cherubini immediately after the April 6th meeting to inform him that the Neck Road lot was limited to two sewer hook-ups. Mr. Cherubini appears to have intentionally ignored that, and, after this Sewer District Commission conversation, submitted an 11-unit application through MassHousing. My opinion is that Baystate Investors is bullying this project through with no intent of trying to work with Lancaster's boards and commissions beyond what is mandated. The MassHousing application reflects this with the project's intent to sideline the concerns of the neighborhood about traffic and the sheer scale of this project on such a small lot. Mr. Cherubini is allotting the absolute minimum to meet MassHousing criteria. In a stunning statement on one of the Town web site-posted application documents, he states in writing that town-owned land abutting the lot is legitimate buffering and "set back" to the project. I've attached a Lancaster assessor map of this parcel.

Further, Mr. Cherubini is disingenuously referring to the past use of the lot as a multi-family. Local records, however, substantiate that the prior building had one in-law type apartment that was used in an off/on-again manner.

As this developer attempts to bludgeon the Lancaster land-use boards with a too-large project that has inadequate capacity to handle the traffic, I very much hope that MassHousing will recognize the local flags and uphold the regulatory standards of the Area of Critical Environmental Concern.

Sincerely, Cara Sanford, private Lancaster citizen

Attachmet: GIS map (2022 Google Earth Image)

The contents of this email and any attachments are the property of the Town of Lancaster Massachusetts and subject to the Public Records Law, M.G.L. c. 66, section 10. When writing or responding, please remember that the Massachusetts Secretary of State's Office has determined that email is a public record and not confidential.

From: [Kate Hodges](#)
To: [Jasmin Farinacci](#)
Subject: FW: public comment Baystate Investors/Neck Road and MEPA
Date: Monday, May 15, 2023 2:41:08 PM
Attachments: [central-nashua-river-valley-acec-map-tile-4i.pdf](#)

-----Original Message-----

From: Cara Sanford <carasanford@comcast.net>
Sent: Monday, May 15, 2023 11:33 AM
Subject: public comment Baystate Investors/Neck Road and MEPA

Good morning, Chairman Streeter, Chairwoman Rich, TA Hodges, PD Faranacci, and the Lancaster Sewer District,

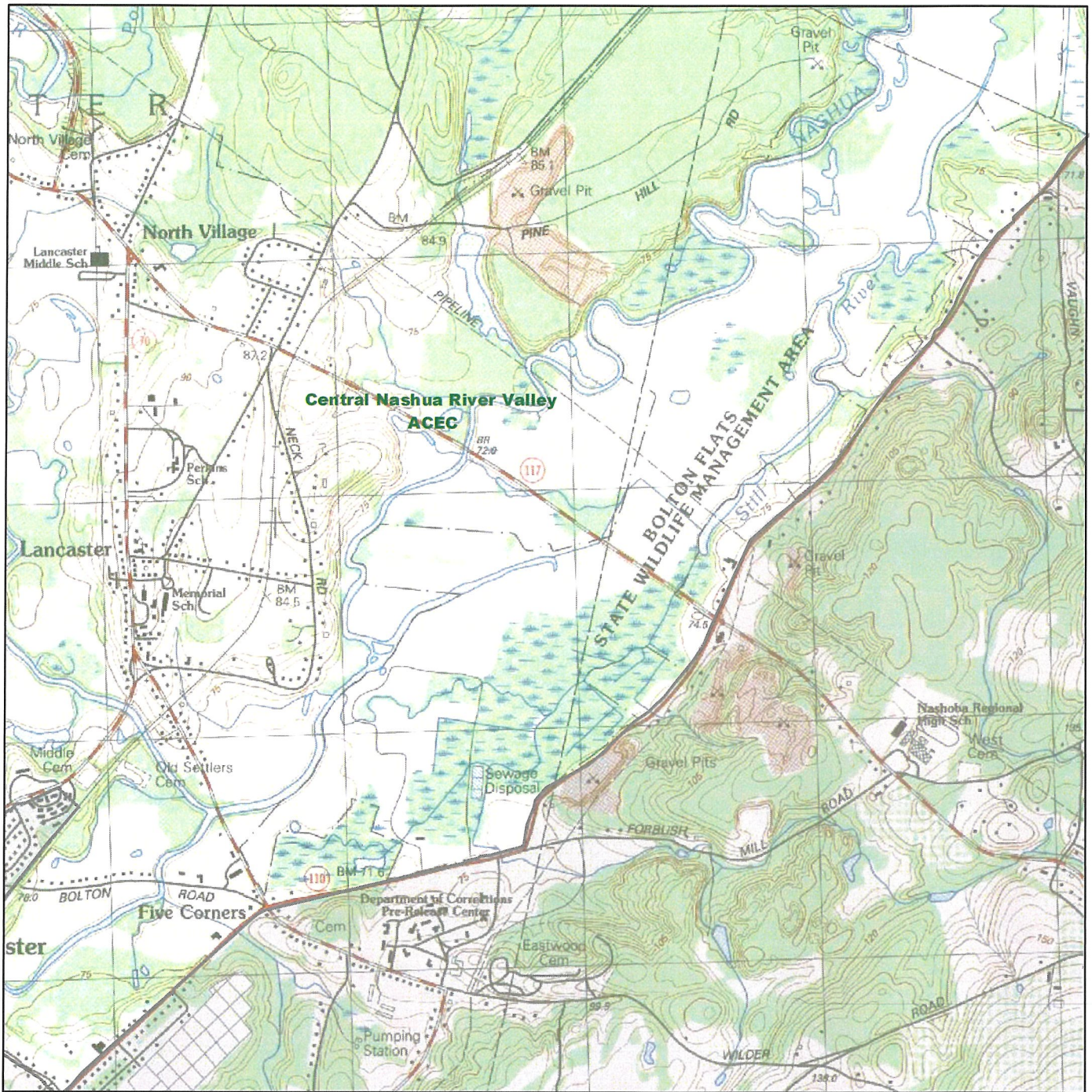
Please accept my public comment on the Neck Road 40b and local permitting review. Because this project is in the ACEC and requires a state-level action as I understand it, under 314 CMR 7: Sewer connection (to Clinton), it is a Mandatory MEPA ENF filing. I would appreciate you giving a copy of this to the development team, assuming that I'm correct with the application of 314 CMR 7.

This is because the ACEC regulations mandate a MEPA Environmental Notification Form filing (ENF) for a project requiring a state-agency action in an ACEC if the project is greater than one house. The ACEC performance standards are strict in the ACEC. The MEPA process is a public engagement and disclosure process that widens the scope of review and, in so doing, actively solicits public comments.

The applicant has not disclosed in their material that they are in a regulated Area of Critical Environmental Concern and may not know. That is why I am asking you to give a copy of this to this developer. The MassMapper GIS service from the state and this attached DCR ACEC map tile 4i substantiate the locus as being in the ACEC.

Thank you. Sincerely, Cara Sanford, private Lancaster citizen

attachment: ACEC map 4.i



Map #

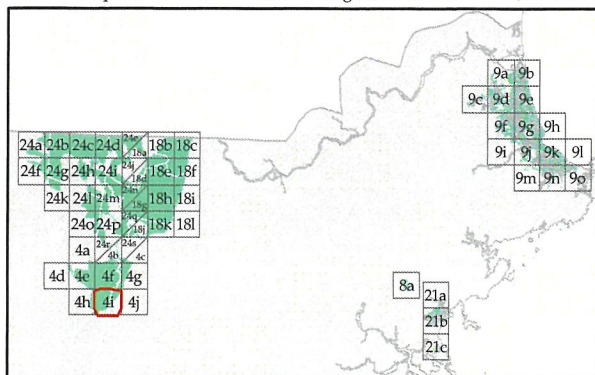
4i

Central Nashua River Valley ACEC

Map Tile 9 of 10

ACEC Designated 1/29/96

12,890 Acres



Massachusetts Department of Conservation and Recreation
Areas of Critical Environmental Concern (ACEC) Program

This map is intended to be used with the written boundary description contained in the ACEC designation document. The mapped boundary is not to be used by itself for definitive ACEC boundary delineation or regulatory interpretation. For review of site-specific projects within the ACEC boundary, determinations may need to be made in the field or in consultation with ACEC Program Staff.

For more information:
www.mass.gov/dcr/stewardship/acec

ACEC Boundaries by Type

- Road/Rail based
- River based
- Wetland based
- Floodplain based
- Tide based
- Contour based
- Political boundary
- Property line based
- Other
- Digital update required

Areas not within an ACEC are shaded with a gray mask.

dcr
Massachusetts



0.25

miles



From: [Cara Sanford](#)
To: [Christine Burke](#); [jeanne rich](#); [Frank Streeter](#); [Jasmin Farinacci](#); [Kate Hodges](#); [The Lidstones](#)
Subject: public comment Baystate Investors/Neck Road and MEPA
Date: Monday, May 15, 2023 11:33:33 AM
Attachments: [central-nashua-river-valley-acec-map-tile-4i.pdf](#)

Good morning, Chairman Streeter, Chairwoman Rich, TA Hodges, PD Faranacci, and the Lancaster Sewer District,

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The applicant has not disclosed in their material that they are in a regulated Area of Critical Environmental Concern and may not know. That is why I am asking you to give a copy of this to this developer. The MassMapper GIS service from the state and this attached DCR ACEC map tile 4i substantiate the locus as being in the ACEC.

Thank you. Sincerely, Cara Sanford, private Lancaster citizen

attachment: ACEC map 4.i

From: [Kate Hodges](#)
To: [carl.fawcett](#)
Cc: [Jasmin Farinacci](#)
Subject: RE: my comments on the 40B development application for 13 Neck road
Date: Tuesday, June 6, 2023 11:39:18 AM

From: carl.fawcett <carl.fawcett13@gmail.com>
Sent: Monday, June 5, 2023 8:32 PM
To: Kate Hodges <KHodges@lancasterma.gov>
Subject: my comments on the 40B development application for 13 Neck road

Below are a few of my comments listed in bullets below.

Too many proposed parking spaces on this tiny lot. Parking area should be required to be water permeable and not asphalt.

Too many units for this tiny lot. Should be no more than 7-8. The proposed design does not go with other houses adjacent or in the neighborhood or historic town buildings.

The number of affordable apartments is too low, and should be 50% of the units.

Construction should be sustainable, required to be built to the energy stretch code and heating should not use fossil fuel.

Concern that the proposed development is so dense it will cause traffic congestion at the nearby intersections.

Thanks

Carl Fawcett
472 Harvard Rd, Lancaster, MA 01523

From: Deb D'Eramo
To: Jasmin Fatibacci
Cc: Deb D'Eramo
Subject: Neck Rd, Lancaster proposed 408 development
Date: Monday, June 5, 2023 2:21:51 PM

I have the comments below in regard to the proposed development at 13 Neck Road in Lancaster, MA.

The overall design is fitting with the neighborhood but much too large for the small lot. I find major omissions in the layout of the development. In order to address these issues It is likely that the footprint of the buildings must be made smaller or buildings eliminated.

1. Define where the residents will bring their trash and recycle. It would be likely that a secured area that would house 2 dumpsters should be provided.
2. Define the play area for the children in residence. Based on standard calculations for a development this size there would be more than 7 children expected. Although the Thayer Field playground is less than a mile away, there is no on-site play area. Ideally there should be a playground with swings, slide, play area, basketball court. Important to note as well that the train tracks are less than 400 feet from the lot. The safety of resident children is most important. The setback of the buildings from the roads is particularly concerning given the traffic volume and speed on Center Bridge road.
- 3 Define the snow removal/storage area. Given the close proximity of parking to the neighboring parcels, snow may be pushed onto neighboring parcels. This would harm the neighboring lawns with road salt and sand. There appears to be no planning for snow storage on site.
4. As stated, in order to accommodate these items, there needs to be more open space in the overall layout. This is something that should be addressed NOW not when the Board of Appeals considers conditions. The number of units will likely be reduced by addressing these omissions in the initial design.

Thank you,
Deb D'Eramo
Lancaster, MA

May 18, 2023

To: Town of Lancaster Community Development and Planning Office and Board of Appeals.

RE: 13 Neck Road, Neck Farm Estates MassHousing Application 4-27-23; 2.1 Existing Conditions Plan Pg. 28; 3.1 Preliminary Site Layout Plans Pg. 47.

Hello,

My name is Gregory C. Wilson, I live at 2 Neck Road and I am a Professional Land Surveyor Registered in the State of Massachusetts. I have a business in Clinton, MA founded in 1990 and am a life long land surveyor.

In the interest of the Town of Lancaster, as a Professional Land Surveyor, I would like to comment on the content of the above mentioned Existing Conditions Plan and Site Plans "Property Boundaries". Namely the frontage shown on Center Bridge Road as being 175.02' (M). M stands for measured, as stated on the Existing Conditions Plan.

The current deed to the property at 13 Neck Road is in the name of Baystate Investors Group and is filed in the Worcester South Registry of Deeds in Bk. 61180 Pg. 104. Said Deed Description states:

A certain parcel of land, with any building thereon, situated in the Southerly part of the Center Village, Lancaster, Massachusetts, at the junction on two roads called Neck Road and Center Road, containing one-half (1/2) acre, and bounded and described as follows:

"BEGINNING at a stake and stones on Center Road distance nine (9) rods and twenty (20) links Southeasterly from a large elm tree near the junction of said roads;

THENCE

I underline the word "near". Black's Law Dictionary definition of the word "near" is: Proximate; close-by; about; adjacent; contiguous; abutting.... Not far distant in time, place or degree; not remote; adjoining.

Deed distance of nine (9) rods and twenty (20) links converted to feet equals 161.70'. A rod being equal to 16.50' and a link being equal to 0.66'.

And calculating the difference between the Site Plan Frontage along Center Bridge Road and the Deed Frontage along Center Bridge Road:

175.02' Site Plan – Deed 161.70' = 13.32' difference

My concern is that the Site Plans 13 foot longer length in the frontage along Center Bridge Road makes a big difference regarding the main building's northerly placement, constricting the vehicular sight distance at the intersection of Center Bridge Road and Neck Road.

In closing, I believe the Town should hire a Licensed Surveyor to perform an independent property boundary survey to confirm the frontage along Center Bridge Road.

Sincerely,

Gregory C. Wilson, PLS

From: [Kate Hodges](#)
To: [Heather McCauley](#)
Cc: [Jasmin Farinacci](#)
Subject: RE: 13 Neck Road Comments for memorialization
Date: Tuesday, May 30, 2023 12:36:26 PM
Attachments: [image001.png](#)

From: Heather McCauley <Heather.McCauley@KornFerry.com>

Sent: Friday, May 26, 2023 9:17 AM

Subject: 13 Neck Road Comments for memorialization

Hi Kate. Thank you for organizing the meeting yesterday at the proposed site for affordable housing. As you observed there is obviously GREAT concern about this proposal from (likely) the whole town, but definitely those of us that have the pleasure of living in this beautiful slice of historical paradise. I live at 659 Main Street and am also concerned about how this will affect my quality of life (traffic and chaos as well as during construction) as well as the value of my property. That being said; here are the chief concerns that I stated in summary. I trust that this information as well as that provided by the others gets threaded into all considerations and subsequent discussions.

Concerns:

- Location: The location is very poor and will exacerbate already bad traffic that converges at Neck, Center Bridge and Main. The fact that there will be two additional entrances (and exits) in addition to this; will make it untenable and very dangerous for all drivers and pedestrians.
- Parking: There is inadequate parking which means that overflow will be parking on Neck (very narrow road) as well as Main – further exacerbating the congestion and traffic. The parking lot lighting will also be a problem.
- Sidewalk: The proposed placement of the front of the structure ON THE SIDEWALK is insane. It will be very unattractive and greatly detract from the pleasure of walking in our town.
- Height: The height of the building (the same as the federal across the street) will block views and vistas hugely and truly detract from the aesthetic appeal of the neighborhood.
- Space: There is clearly inadequate space planned for children to run and play. This means that they'll be in the streets or in other yards. This is not a good situation for anyone and

definitely puts the children at risk that live there.

- Historical consideration: While subjective, it is HUGELY important. The nature of the structure, it's placement and everything about it will be a permanent scar on this beautiful town.
- Fire Hydrant: One is not sufficient for that unit AND the surrounding homes.

Thank you. Heather

Heather McCauley
Associate Client Partner
Senior Client Director Enterprise Sales
Korn Ferry Digital



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From: [Joe D'Eramo](#)
To: [Jasmin Farinacci](#); [Kate Hodges](#)
Cc: [Joe D'Eramo](#)
Subject: Lancaster resident comments - Neck Rd 40B
Date: Monday, June 5, 2023 4:54:46 PM

Please find my comments below regarding the Neck Rd 40B proposal.

Thank you,

Joe D'Eramo

127 Harvard Rd, Lancaster, MA 01523

On page 7 of the comprehensive permit application, the developer claims "The site is surrounded by multi-family homes near the center of town." This is a clear misrepresentation of the immediate neighborhood around 13 Neck Road, which is 87.5% single family, and 12.5% multifamily. This data is drawn from a review of the 300' abutter's list, generated on the Lancaster Assessor's website. The list has 16 total properties, including 14 single family and 2 multi-family.

The development should have a safe play area for the resident children. One source I found shows that a 2-bedroom apartment can expect .6 children per unit and a 3-bedroom apartment can expect 1.8 children. With the current proposed apartment configurations (including five 2-bedroom and two 3-bedroom apartments), the development could expect 6.6 resident children, and they should have a safe place for outdoor play on the property, without crossing streets. Safety is a particular concern given that Center Bridge is considered an arterial roadway experiencing fast-moving traffic.

For the two-unit building facing Center Bridge Road, there are safety concerns having a porch entry that appears to be 3' off the existing public sidewalk and 15' from the pavement edge of an arterial roadway that commonly has traffic moving at 40 mph or faster. A toddler running out the front door of this unit could be on the roadway in mere seconds. Lancaster bylaws specify a 74' setback from arterial roadways, with safety surely factored into that number. This building should be set back further from Center Bridge Road, and/or the building entrance should be moved to another side of that building.

Adjacent neighbors have complained that there is low water pressure in the area. Can the water main serve all these additional residences AND have sufficient pressure and flow at the hydrant for firefighting? Can the developer commission testing now to have the Lancaster Water Department/Lancaster Fire Department (or an independent testing firm) confirm that the water infrastructure can handle this new development without adverse impact to neighbors, and with sufficient water capacity for firefighting.

From: [Joe D'Eramo](#)
To: [Jasmin Farinacci](#); [Kate Hodges](#)
Subject: Re: Lancaster resident comments - Neck Rd 40B
Date: Monday, June 5, 2023 6:03:47 PM
Attachments: [image.png](#)

I see now that my original email, copied and pasted from a separate document, did not include that full document. I hope that you will accept these additional comments, even though they are submitted an hour after the deadline.

EXPERIENCE

Northgate Meadows

Sterling, MA



This photo is from page 89 or 92 in the Comprehensive Permit Application for 13 Neck Road. Note the pickup truck in the lower right of the photo. My concern is that, while the development's proposed 18' parking spaces are long enough for a passenger car, they are inadequate for most models of the best-selling vehicle in North America: the Ford F-150 pickup truck. The mid-line F-150 model is 19' long, and the higher-end model is 20.9' long. If a truck or SUV overhangs the narrow access road in this development, it creates safety concerns and may impede access for emergency vehicles. If snow is present at the side of the access road, the concern is even more critical.

How will the developer manage runoff from the large paved interior roadway and parking areas (8,945+ sf), which are 6' or 8' from neighboring properties. Can the roadways be pitched inward toward the development so that the development deals with its own runoff from extreme rain events and snow melt, protecting adjacent neighbors from saturated soils

and contamination from salt, vehicle fluids, etc.

The development needs a planned location to stockpile snow within the development site. The current plan shows no defined area for snow storage, except for the possibility that it all be pushed to the edge of the property, at the neighbors' lot line, impacting the neighbors' use of their property. Snow should not be plowed onto abutter properties, and excessive snow should be removed from the property to prevent meltwater saturation of abutter properties.

-- Where will the developer place dumpsters for trash and recycling? These need to be shown on the plan.

-- Will the developer provide EV charging stations in the parking area?

Please find my comments below regarding the Neck Rd 40B proposal.

Thank you,

Joe D'Eramo

127 Harvard Rd, Lancaster, MA 01523

On page 7 of the comprehensive permit application, the developer claims "The site is surrounded by multi-family homes near the center of town." This is a clear misrepresentation of the immediate neighborhood around 13 Neck Road, which is 87.5% single family, and 12.5% multifamily. This data is drawn from a review of the 300' abutter's list, generated on the Lancaster Assessor's website. The list has 16 total properties, including 14 single family and 2 multi-family.

The development should have a safe play area for the resident children. One source I found shows that a 2-bedroom apartment can expect .6 children per unit and a 3-bedroom apartment can expect 1.8 children. With the current proposed apartment configurations (including five 2-bedroom and two 3-bedroom apartments), the development could expect 6.6 resident children, and they should have a safe place for outdoor play on the property, without crossing streets. Safety is a particular concern given that Center Bridge is considered an arterial roadway experiencing fast-moving traffic.

For the two-unit building facing Center Bridge Road, there are safety concerns having a porch entry that appears to be 3' off the existing public sidewalk and 15' from the pavement edge of an arterial roadway that commonly has traffic moving at 40 mph or faster. A toddler running out the front door of this unit could be on the roadway in mere seconds. Lancaster bylaws specify a 74' setback from arterial roadways, with safety surely

factored into that number. This building should be set back further from Center Bridge Road, and./or the building entrance should be moved to another side of that building.

Adjacent neighbors have complained that there is low water pressure in the area. Can the water main serve all these additional residences AND have sufficient pressure and flow at the hydrant for firefighting? Can the developer commission testing now to have the Lancaster Water Department/Lancaster Fire Department (or an independent testing firm) confirm that the water infrastructure can handle this new development without adverse impact to neighbors, and with sufficient water capacity for firefighting.

As chair of Lancaster's Select Board, I want to be clear that the views expressed below are not reflective of those of the Select Board, but rather one member acting in their SB capacity. Thank You, SJK

I did not send my comments as a private citizen, nor comment on the site walk as I thought I should reserve my private opinions. In response to our discussion I ask that my comments be forwarded in their entirety. My comments are made as an elected Selectman. If you have any concerns please let me know.

This attractive project has many positives, most importantly if built it would improve our affordable housing inventory and it is nicely designed. As a Selectman I have publicly supported 40B developments, and am proud to have served as the Town's rep and negotiator for Shaker Village, a LIP built on Meditation Way.

Public health concerns are also an issue. Currently, sewer serves the site but is limited as the Lancaster Sewer District operates under a Consent Order due to flow restrictions. Effectively there is no reasonable expectation that off site sewage disposal would be allowed. On site septic would further burden this very tight site and be difficult to permit.

Best regards,
Alexandra Turner

From: [Joe D'Eramo](#)
To: [Frank Streeter](#); [George Frantz](#)
Cc: [Jasmin Farinacci](#)
Subject: Site walk with 13 Neck Road developer -- Can you please ask these questions on my behalf?
Date: Wednesday, May 24, 2023 3:40:02 PM

Hi Frank and George -

I understand from Jasmin that tomorrow's site walk is for town staff only. If one or both of you plan to attend the site walk, I wonder whether you can ask the developer some of my questions. Yes, I realize I can pose these questions in the public comment period, but by getting them asked now, the developer can have time to consider how to respond in the next version of their plan. Thanks in advance for any inquiries you're willing to make.

-- Will the large "barn" structure really be set back 35' from the Neck Road pavement, as shown on the developer's 4/11/23 revised layout, and as described in the developers counsel's letter to Victoria Petracca, attached in the final pages of the permit application here:

https://www.ci.lancaster.ma.us/sites/g/files/vyhlf4586/f/uploads/site_plan_application_to_be_printed3.pdf

The layout shows the existing fire hydrant on Neck Road, and the "barn" structure set back 25' from it -- I've stood at that hydrant and could not imagine how the development could fit given the amount of space devoted to this setback.

-- How will the developer manage runoff from the large paved interior roadway and parking areas (8,945+- sf), which are 6' or 8' from neighboring properties. Can the roadways be pitched inward toward the development so that the development deals with its own runoff, protecting adjacent neighbors from saturated soils and contamination from salt, vehicle fluids, etc. Is there a planned location to stockpile snow within the development site, and not at the edge of the site?

-- Is there a location for a safe play area for the resident children? One source I found shows that a 2-bedroom apartment can expect .6 children and a 3-bedroom apartment can expect 1.8 children. With the current proposed apartment configurations (five 2-bedroom and two 3-bedroom apartments), the development could expect 6.6 resident children, and they should have a safe place for outdoor play on the property, without crossing streets. Safety is a particular concern given that Center Bridge is considered an arterial roadway, experiencing fast-moving traffic.

-- For the two-unit building facing Center Bridge Road, are there safety concerns having a porch entry that appears to be 3' off the existing sidewalk and 15' from the pavement edge of an arterial roadway that commonly has traffic moving at 40 mph? I hope the site walk includes a visit to this location with time to experience the traffic. Lancaster bylaws specify a 74' setback from arterial roadways, with safety surely factored into that number.

-- Where will the developer place dumpsters for trash and recycling?

-- Will the developer provide EV charging stations in the parking area?

From: [Contact form at Lancaster MA](#)
To: [Jasmin Farinacci](#)
Subject: [Lancaster MA] 13 Neck Road Development (Sent by Karen S Silverthorn, karen.silverthorn51@gmail.com)
Date: Saturday, June 3, 2023 6:55:40 AM

Hello, Jasmin,

I am a concerned citizen of Lancaster who believes that a lot of time and thought should go into the planning and development at 13 Neck Road. Some issues that I feel need to be looked into in depth and detail before this project is approved are: lack of space for comfortable living and parking if the area is overcrowded, safety of children and pets living in that busy traffic area, ample parking space, visitor parking availability, insufficient sewer system, a blind intersection, and safety in general for elders and children in traffic areas.

Thank you for your time. The correct type of safe development that does not lead to congested living conditions for our Lancaster residents is very important to quality of life in our town.

Sincerely,
Karen Silverthorn
395 Goss Lane, Lancaster

June 5, 2023

RE: The proposal for 11 unit rental buildings
At 13 Neck Rd. Lancaster, MA 01523

We are the next door neighbors At 66 Center
Bridge Rd.

We have several concerns:

We feel the proposed buildings would
block our view of oncoming traffic,
making it difficult to back out of our
driveway.

The previous house was a single Family
home with one Apartment in the Attic
area. It was parallel to our home +
did not obstruct the view of the traffic.
We could see down to Main St.

There seems to be no room for a yard,
As all visible lawn areas belong to
abutting homes.

Where would children play?

Where would visitors park?
Would the traffic affect existing homes
on Center Bridge + Neck Rd?

The lot seems too small for conceivably
22 cars and 45 people.

→

Is there room for snow Removal?
Trash Removal?

CAN the current sewer system handle
11 units?

It is a corner lot & both sts. are
not that wide for cars pulling
in and out.

Would current water pressure to
existing homes be affected?

We have two rental units in
our home and feel these concerns
are valid.

Thank you so much,
Lee + Amy Pothier
166 Center Bridge Road

From: linnea1394@comcast.net
Subject: RE: 13 Neck Road Proposed 40B housing project
Date: Monday, June 5, 2023 12:54:28 PM

From: linnea1394@comcast.net
Sent: Monday, June 5, 2023 11:59 AM
Subject: 13 Neck Road Proposed 40B housing project

I am not in favor of the current plan for housing for 13 Neck Road Lancaster.

The house was a single-family home with an in-law apartment for since the 1970's, not a multi-family as described by the developer.

The number of units and corresponding vehicles would create a very densely populated "pocket" out of character with surrounding homes.

The proposed construction is very close to a busy road and would create safety issues for the residents and drivers.

While the developer has presented a more in character outer design, it would be more appropriate much larger acreage.

Please ask for reduced density and for sales condos, non-rental units and there would have no pride of ownership.

Send the plan back for revisions.

Respectfully,

Linnea Lakin Servey
1394 Main Street, Lancaster, MA 01523

May 18, 2023

To: Town of Lancaster Community Development and Planning Office and Board of Appeals.

Re: 13 Neck Road, Neck Farm Estates MassHousing Application 4/27/23.

We are hoping the owner of 13 Neck Road ½ acre parcel will be considerate of Historic Lancaster Center Village. A few years back he tried to build a 8 unit apartment building. He now comes back with a 11 Unit, 21 parking spaces to take advantage of 40B. While 40B is important to the Town of Lancaster, keeping and valuing this Historic Area is equally if not more important.

According to the Mass Housing Application the proposed Usable Open Space will be only 10% of the half acre parcel. Of the 21 Parking spaces; where will visitors park, most likely in the street. This added density will have a huge effect on traffic hold ups and accidents which happen frequently at the intersection of Center Bridge Road and Neck Road. What is being proposed should not be built in any Historic neighborhood.

Please note on page 8 of 21 of the Neck Farm Estates MassHousing Application 4-27-23, it states that the site is not in a local Historic District, which it is. This is very deceiving for anyone who does not read the whole application.

Being relatively new to this area, we were struck by the beauty of the Historic Homes. It felt like we were looking at a Currier & Ives setting.

Thank You
Marilyn Wilson
2 Neck Road

Public Comments on the Development of 13 Neck Rd, Lancaster MA.

I recently learned that the lot where a beautiful 19th Century family home once stood is being considered for a 40B development. I attended the Town's meeting where the developer announced his intention of building an 11-unit 40B on this site. The developer's attorney submitted their (120+pages) plan. While everyone at the meeting could appreciate that the design was in-line with style of the houses in this Historic District the size of the project for such a small lot is causing great concern amongst abutters and others along Main St., Neck Rd., and Center Bridge Rd.

The plan revealed one larger building that will house 7 units that seem to run along the edge of Neck Rd. with two smaller buildings would housing the remaining 4 units. The attorney also told us that there would be a parking lot large enough for 22 cars as well as a playground for the children living there.

My concerns with this plan are:

- The size of the development is just too large, too dense for the lot's space.
- It is within the Town's primary Historic District and will degrade this well-preserved area. This lot is on the National Historic Register and is a Massachusetts Historic Site – what are the regulations for these areas?
- Neck Rd. and especially Center Bridge Rd are major thoroughfares – traffic is busy and usually over the posted speed limits. Adding to the amount of traffic and more importantly putting the lives and well-being of children at risk is also a negative.
- There is also the concern due to the environmentally sensitive area which the lot is due to the proximity (across the street) of the Nashua River. Due to the placement within an ACEC area do the developers need to file a MEPA submission?
- The lot is currently “permitted” for 2 sewer units but it needs a total of 11. Lancaster must rely on the Clinton Sewer and with all the building going on in both Clinton and Lancaster, one has to wonder how many more overall units will Clinton be able to supply Lancaster? Shouldn't these units be prioritized by Lancaster before Clinton says “ENOUGH!!”
- Lancaster is working towards meeting the housing inventory numbers at the state level. However, we have several projects already in place – DCAMM development Old Common Rd, over 350 units along RT 70 in North Lancaster, 32 rental units at 0 Deershorn Rd, and what has been known as the Goodridge Project which will be over 50 units.
- The availability of water (flow & pressure) should be confirmed with the Water Department.

- What will the impact be on the area in terms of property values when you crowd 11 apartments into this lot?
- What impact will the lighting of the parking lot have on neighboring homes?
- Finally does a 40B development NOT require that abutters be notified?

Please, please, please consider rationale, right-sized development for Lancaster before you significantly reduce, erode all the charms of Lancaster that currently make people want to live here.

Respectfully submitted,

Martha Moore, private citizen of Lancaster

From: Martha Schmidt
To: Jasmin Farinacci
Subject: Proposal of building 13 Neck Rd.
Date: Friday, May 19, 2023 2:02:19 PM

Dear Jasmine. I am really concerned about the proposal submitted by John Cherubini to build that huge housing unit on Neck Rd. That size lot can by no means sustain a Housing Unit of that proportion on the corner of that street. There are so many reasons for my concern. The traffic on Center Bridge Road at all times of the day especially in the morning and the end of the work day. The Noise. The proposal to have 21 spaces of parking for the tenants!! The lack of Water Pressure. Lack of Sewer for all those units. The proposed Playground on that small lot. The Fire Department being able to get to the units in case of a fire! The destruction of the Historical Landscapes and houses on that Street! His property proposal would not fit into the scheme which is rich in History! Why would we want to spoil the atmosphere of that street? I am not at all against 40 B housing in the Town. There isn't enough space to have all those units put on Neck Rd. Only three being 40 B. Thank you for your time in reading this. I sincerely hope this proposal does not come into fruition Martha L Schmidt.

From: [Pamela Locke](#)
To: [Jasmin Farinacci](#)
Subject: 13 Neck Road, Lancaster, MA
Date: Thursday, May 18, 2023 3:29:54 PM

Hello Jasmine,

I'm writing to voice my concern over the 40B project that is being proposed for 13 Neck Rd, Lancaster, MA. I understand the need for affordable housing in our community, but I am worried this project is being put forward only to make money for the developer and not take into consideration the historic center of Lancaster and how out of place and out of character this development will be. I would love to see something tastefully built to match surrounding historic homes, or the lot go on the market to a private buyer or even turned into a park for community enjoyment.

I understand Lancaster has recently acquired the DCAMM property off of Old common road which is comprised of over 80 acres. To me, this property would be much more suitable for any kind of development and has much more space for more affordable housing. A project done here, thoughtfully, instead of pushed by a developer "to get it done," would make more sense with the feeling, history, and interest of Lancaster.

I am against a 40B development project going in on 13 Neck Road.

Thank you,

Pamela Locke
710 Main Street, Lancaster, MA

From: Sam Malatos <sebastian.malatos@gmail.com>

Sent: Monday, June 5, 2023 10:27 PM

Subject: 13 Neck Rd - proposed development - resident comments

Hello Folks

Attached are our comments regarding the proposed development at 13 Neck Rd for submission to the State. Please confirm receipt at your convenience.

Also, at tonight's Select Board meeting it was discussed that the owners of 13 Neck Rd in their application submitted to the state checked a box which indicated they had received a 'letter of support from the towns Chief elected officials'. I think there was some misunderstanding in that discussion during the meeting tonight - there was discussion that a prior project received a letter of support which still applied - to my knowledge that is not the case. This project as currently submitted stands alone - there was no prior 40B application submitted to the state for this property. From my review of the application package, attendance of recent meetings, and review of town records available online - I don't see that the Select Board has provided this project a letter of support as the applicant indicated and I think it is important for the towns select board formal comments to clarify that for the state. I have gone through the entire package that was submitted to the state and the only indication of town correspondence is reference to the Affordable Housing Trust meeting where they presented the plan.

Thanks for your time
Sam

Too crowded on site - 3 Bldgs, large parking lot, driveways, 11 apts, but only 3 affordable
does not help the town to reach total affordable goal

Questionable sewer capacity for 11 apts and old water pipes in street may need repair

Poor location for increased traffic on Neck & Center Bridge Road - poor visibility for cars
coming in & out

Crowded lot is not fitting in with the other buildings (Old & historical) nearby

Location is near Nashua River & Town Brook may cause excessive run off with heavy rain or
snow (where to put plowed snow in the winter, no room left on the crowded lot.

close to railroad track may cause danger or attraction to children

Sarah P. Spencer

674 Main St. Lancaster

I

Hello State of Massachusetts,

My family lives at 47 Center Bridge Rd, directly across from the proposed 11 unit "Neck Farm Debacle" in Lancaster. We are incredibly frightened by the obvious safety issues that may bring harm to residents and visitors of the 13 Neck Road, as well as the many walkers, runners, and the drivers who navigate through the intersections of Neck Road, Center Bridge Road, and Main Street.

Regarding the proposed 11 unit complex at 13 Neck Road, we have three safety concerns:

1. THERE IS NOT ENOUGH PARKING SPACES ON THE HALF ACRES LOT TO SUPPORT THIRTY-THREE DRIVERS. With the 11 proposed units, we have calculated that the site will need parking spaces for 33 or more drivers. Parents need cars, and as kids grow-up they will also need cars too, right? (33 total cars = 2 adults and 2 kids per unit. With highschoolers here in Lancaster, that can easily be 3 drivers per unit). Furthermore, those residences of 13 Neck Road will have friends and family who visit. Where will they go to park? Here is a scenario: A grandparent has come to 13 Neck Road to take care of a young grandchild, while the parents are away at work. With bad traffic, the grandparent is late to the site, and finds that there is hardly any parking within 13 Neck Road. The grandparent can't navigate the tight parking area, and backs-into a parked vehicle while trying to get the car into the tight space (there will be lots of trucks and SUVs in the parking lot). Or worse, the grandparent accidentally backs over a resident's 4 year old who is riding a tricycle in the parking lot. This happens.

2. CARS THAT CANNOT PARK INSIDE 13 NECK ROAD WILL HAVE TO PARK ON THE STREET

Neck Road, Center Bridge, and Main Street each experience a lot of residential traffic including: 18 wheelers, commercial trucks, and farm equipment vehicles. As early as 4:30 in the morning, the traffic starts to flow on these streets until 10 or 11 at night. Everyday, there are literally hundreds of commercial vehicles crossing these intersections, some below the speed limit, most at the speed limit, and some over the speed limit. If cars are parked on the street, this will narrow and impinge already narrow Neck, Center Bridge, and Main Street roads. As there will be cars from 13 Neck Road parked on the street, large commercial vehicles will have difficulty driving between these parked cars, and they will not be able to turn due to the lack of space remaining on the street. This issue of constriction or impingement will happen every day. If a car that is parked on the street, happens to open a door while the occupant is distracted or in a hurry, a car door will get knocked-off by one of these large commercial vehicles. It could take the occupants arm off, or worse. We actually had this happen to us while parked on a narrow street in North Carolina. Or while a truck is driving down the road, one of the many kids from 13 Neck Road or an abutting home, would chase an errant ball. To get it they would run between the numerous parked cars from 13 Neck Road, and into the street. This happens.

3. HOW WILL WE SAFELY CLEAR THE ROADS AT NECK AND CENTER BRIDGE DURING THE SNOW STORMS?

Local residents here in Lancaster know that we get many snow storms each winter. And occasionally, we get REALLY BIG snowstorms. Nobody can truly predict when or how large the storm will be here in Worcester county. With cars parked on the street, due to the impending overflow from 13 Neck Road, it will be a safety issue! Here is another scenario: it is snowing and one of the many plows are coming down the road. The snow is heavy and visibility is low. The plow rolling down the street cannot see the resident from 13 Neck Road, while they are scraping their car. With these conditions, an overflow on 13 Neck Road, the plow easily clips the resident causing significant, or even fatal injuries. If 13 Neck Road is to be built to this capacity of people, how will this ISSUE be handled during winter snow storms, when the roads MUST be plowed? How will people be safe?

Okay, while these scenarios might sound far fetched, the 13 Neck Road Debacle will most definitely create hazardous situations that might actually lead to real harm. The current commercial residential PROPOSAL IS UNACCEPTABLE and we hope you agree with us.

Finally, we are TOTALLY AND COMPLETELY onboard with adding 40B housing here in Lancaster. As a resident of 47 Center Bridge Road, our family would be most happy with 3-5 units at 13 Neck Road. That will be the right size to support the small property, and will help Lancaster meet the state requirements. Given the scale of 3-5 units (hopefully all 40B), a reduced capacity of the current design will complement the historic nature of abutting homes here in the center of Lancaster. With fewer residents at 13 Neck Road, the half acre lot will be able to handle the new 9 to 15 parking spots, as well as the other 10 or so additional spaces WITHIN the compound to account for visitors. This is both a logical, safe, and ethical way to address our local housing needs.

Most sincerely,

Sean and Kristen Phillips, Lancaster Homeowner

Hello Jasmin,

I read through the proposed 40B Project and I have a few questions, comments, and concerns.

First, 40B is definitely needed and being close to the center of town this parcel of land is a good area.

I believe the project proposed is too large for this parcel of land. The project seems to allow for 23 people to live there, yet there is only 21 parking spaces in the plan. I understand there is a good chance that 23 people will not be living there at one given time, but what about visitors, and family get togethers, and the holidays. Where will family and friends be parking?

Of the 6 units, why are only 3 affordable? If the town is way under on affordable housing that it is a crises, should only 1 or 2 units be at market value...or any at all? Who will be responsible for the grounds & building maintenance? Will it be private or will the towns DPW be in charge of lawn care? Who will be responsible for the fees for maintenance?

Traveling down Main Street from Clinton, taking a right onto Neck Rd. and crossing over Center Bridge to continue on Neck Rd is already a little tricky. The view is not great looking to the right while crossing over Center Bridge Rd. Will this intersection be revamped to help with this? If 21 cars are added along with the possibility of 23 people and the back-up when the 13 minute train goes by and blocks Center Bridge Road, this corner will become a busy area and there could be traffic back up with little length (from Main Street to the tracks) to allow for this.

Again, I believe this area is a great location, but I also believe that the project should be scaled back.

Thank you for your time,

Sherry Cutler

67 Harvard Rd

978-365-5518

Hello Ms. Farinacci,

I live on Harvard Road and have quite a few questions and concerns about the 40B project proposed for 13 Neck Road.

Water and Sewer are always a concern with any new or expanded development. I know many areas of town experience low water pressure, and I notice that there is a fire hydrant immediately adjacent to the property. Increasing water usage at that site from two units to eleven units will put a considerable demand on both the volume and pressure of the water supply. Will the present system be able to provide for those needs and have enough additional margin to ensure a good supply for fire-fighting?

How many sewer permits will the town be able to allot to this project? How will additional wastewater needs be met? Have soil samples been evaluated to determine if the land is suitable for septic tank absorption fields? If not, how much space would septic systems mounds for leaching fields require, and where would they be place on the lot? It is important to note that Lancaster regulations state: "The area proposed which could support a subsurface sewage disposal system on each lot shall not be used for any other purpose."

While I would like to see more 40B housing in this part of town, the particular lot at 13 Neck Road seems less than adequate to accomodate the needs of an eleven unit project. In addition to the actual units, parking will take up a significant amount of space and I assume additional space for dumpsters and the appropriate access for trucks to service them. All of those parking and dumpster areas will need to be cleared of snow. Where will that snow be piled up, and what drainage issues will that present? One of the abutters has a creek running through their yard. Will runoff cause issues for the abutters, and increase the likelihood of flooded basements, etc.?

Page 7 of the comprehensive permit application states that "The site is surrounded by multi-family homes near the center of town." I walk through this neighborhood regularly and was very surprised to read this description. I feel it clearly misrepresents the facts. The abutters list (300' -- 16 total properties) shows that, actually, 87.5% are single family, and 12.5% multifamily. All of the abutting properties are on large lots with open space for residents and children to use for recreation. How much green space will be allocated in this project for the residents' use?

With two and three bedroom units, there will be a significant number of children living there. There are no public play areas within walking distance without traveling on busy roads. It will be important to have adequate areas for the children who live there to play outdoors safely, and those play areas will need to be away from Center Bridge Road (a busy street with limited visibility).

I am very concerned that the requirements for an 11 unit project simply cannot be adequately met on a lot of this size. Thank you for incorporating my questions into the town's response to Mass Housing. I will be most interested in hearing how these concerns can be addressed.

Thank you,

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