
From: Deb D'Eramo
Sent: Thursday, May 16, 2019 1:43 PM
To: Michael Antonellis
Subject: GBE feedback

As a Lancaster resident I'm concerned with the proposed GBE project. It is clearly positioned to NOT ensure public safety for the future residents or our town firefighters and emergency responders. Building a high-density housing development next to an industrial area with dangerous chemicals and processing facilities so close-by is prone to danger. If there were to be an accident, the nearby residents would be put in harm's way with one narrow exit out of the apartment complex with the road closely bordering the chemical area. The same goes for the playground and bus stop. How much clearer does this need to be identified as a true SAFETY HAZARD? In the event of a fire, our first responders will be tying up the only road in and out of the complex. Should they need to respond to another emergency in town or evacuate residents or first responders for medical treatment, how will that work with the one narrow road? It doesn't take the state fire marshall to see the obvious flaws in this plan!

Putting high density housing in the path of chemical releases, dust, noise, and idling diesel engines is also an obvious public safety issue. For the town not to require on-site air quality, decibel level testing prior to the permit decision is not prudent. The developer should be required to perform the testing on the site prior to issuance of any permit.

The recent environmental reports identifying the vernal pool show the potential harm to our natural environment. Building in the buffer zone or any disturbance in the zone should NOT be allowed. Our town conservation board has stated this over and over again. They are the experts for our town - the Board of Appeals should follow their direction! These are things that can't be recovered.

I'd like to highlight the business practices of the developer. He has a long track record that has been documented and presented. He has multiple lawsuits from residents and obvious lies on his applications to MassHousing. His record in West Boylston has been documented in their zoning board minutes. He rented out ALL the apartments there at market rate. He benefited from the 40B funding and loosened regulations while not serving the housing needs of the community. The board should consider comprehensive conditions to ensure this does not happen in Lancaster.

Seniors in our town are looking for affordable housing. The plan as it exists does not have elevators (from what can be determined) or any outside areas for relaxation and gardening. Can this space be included in the conditions?

I ask the board to consider Lancaster, our wonderful town with deep agrarian roots, beautiful fields and forests. Surely the housing can be provided while ensuring less impact to our town.

Thank you,
Deb D'Eramo