

Debra Dennis

From: Noreen Piazza
Sent: Thursday, April 26, 2018 3:28 PM
To: Bob Baylis (bbaylis@goodridge.com); David Stadtherr (dstadtherr@goodridge.com); Frank Sullivan (fsullivan@goodridge.com); Hannah Meyer (hmeyer@goodridge.com); Jeanne Rich (jrich@goodridge.com); Matthew Mayo (mmayo@goodridge.com); Sarah Gulliver (sgulliver@goodridge.com); Scott Miller (smiller@goodridge.com)
Cc: Debra Dennis
Subject: FW: Goodridge Estates

The following is a comment letter from the DPW for GBE.

From: Kevin Bartlett
Sent: Thursday, April 26, 2018 1:38 PM
To: Noreen Piazza
Subject: Goodridge Estates

Good Afternoon Noreen,

List of concerns regarding Goodridge Estates from the Lancaster D.P.W.

If this construction project gets built and is accepted by the Town for ownership and maintained by the Town, this would once again put additional strain on the D.P.W. which is already under budgeted and under staffed. As far as drainage infrastructure is concerned this would be adding additional catch basins and retention ponds that would need to be maintained and cleaned annually. Winter road maintenance, snow plowing, salt and sanding, street sweeping etc. Water usage: this would add to the towns daily water usage to an average of 27,066 gallons per day 70 gallons per person per day, which could put us over on our withdrawal limits. Along with maintenance needed for hydrants and main gate valves along with bi-annual water main flushing.

120 apartments X 4 people X 70 gpd usage =33,600 gpd
120 apartments X 3 people X 70 gpd usage =25,200 gpd
80 condos X 4 people X 70 gpd usage =22,400 gpd
Average of all three =27,066gpd

Roadways outside and along the area of Goodridge Estates, as Chief Burgwinkel stated in his letter, the large amount of cars and traffic that would be added to our roadways would be a contributing factor to the condition of the already diminishing road conditions in that area.

Thank you,
Kevin Bartlett

Kevin A. Bartlett
Superintendent, Lancaster D.P.W.
392 Mill St. Ext.
Lancaster, Ma 01523
978-365-2412 x1101
Fax 978-365-4419

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Debra Dennis

From: Noreen Piazza
Sent: Thursday, April 26, 2018 3:14 PM
To: Bob Baylis (bbaylis@earthlink.net); David Stadtherr (dstadtherr@comcast.net); Frank Sullivan (fsullivan@earthlink.net); Hannah Meyer (hannahmeyer@gmail.com); Jeanne Rich (jrich@earthlink.net); Matthew Mayo (mmayo@earthlink.net); Sarah Gulliver (sgulliver@earthlink.net); Scott Miller (smiller@earthlink.net)
Cc: Debra Dennis
Subject: FW: Goodrich Brook Estates

The following is comment from the Fire Department on GBE.

From: mhanson@lanasterfd.net [mailto:mhanson@lanasterfd.net]
Sent: Thursday, April 26, 2018 1:17 PM
To: Noreen Piazza; Kevin Bartlett; Edwin H. Burgwinkel; Tony Zahariadis; Philip Lawler (plawlerpublic@gmail.com); David Koonce; Heather Lennon (hlennon@earthlink.net); Orlando Pacheco
Cc: Matthew J. Mayo
Subject: RE: Goodrich Brook Estates

Noreen,
as far as the fire department goes, they will have to meet all state codes and MGL, for access of fire trucks and for fire alarms and sprinklers. I do not have any concerns at this point. it may increase call volume but I don't predict it to be much

Michael J. Hanson
Fire Chief/EMD
Lancaster Fire-EMS Department
1055 Main Street
Lancaster, MA 01523
Bus: 978-368-4003
Fax: 978-368-4006
www.Lancasterfd.net

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

Subject: Goodrich Brook Estates
From: "Noreen Piazza" <npiazza@lanasterma.net>
Date: 4/20/18 12:28 pm
To: "Kevin Bartlett" <kbartlett@lanasterma.net>, "Michael Hanson - FPD" <mhanson@lanasterfd.net>, "Edwin H. Burgwinkel" <eburgwinkel@lanasterma.net>, "Tony Zahariadis" <TZahariadis@lanasterma.net>, "Philip Lawler (plawlerpublic@gmail.com)" <plawlerpublic@gmail.com>, "David Koonce" <dkoonce@lanasterma.net>, "Heather Lennon (hlennon@earthlink.net)" <hlennon@earthlink.net>, "Orlando Pacheco" <OPacheco@lanasterma.net>
Cc: "Matthew J. Mayo" <mmayo@earthlink.net>

Hello,

On March 30th, our office sent a copy of the proposed Chapter 40B development, Goodridge Brook Estates, to your department/board to review and issue any written comment for the public hearing set to open on April 26th. As of today, we have not received any comment.

Can you please send your comments to me as soon as possible so that we can compile all comments/questions and have them available for the hearing on 4/26.

Thank you,

Noreen

Noreen Piazza, Planning Director

Community Development and Planning

695 Main Street, Suite 4

Lancaster, MA 01523

O: 978-365-3326 x1311

F: 978-368-4009

E: npiazza@lancasterma.net

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Debra Dennis

From: Noreen Piazza
Sent: Tuesday, April 24, 2018 3:53 PM
To: Bob Baylis (b.baylis@comcast.net); David Stadtherr (david.stadtherr@comcast.net); Frank Sullivan (frank.sullivan@comcast.net); Hannah Meyer (hannah.meyer@comcast.net); Jeanne Rich (jeanne.rich@comcast.net); Matthew Mayo (m.mayo@radiacorp.com); Sarah Gulliver (s.gulliver@comcast.net); Scott Miller (scott.miller@comcast.net)
Cc: Debra Dennis
Subject: FW: Goodrich Brook Estates

Hi BOA Members,

The following comments are from the Conservation Commission regarding the Goodridge Brook Estates development.

Noreen

From: David Koonce
Sent: Tuesday, April 24, 2018 3:48 PM
To: Noreen Piazza; Kevin Bartlett; Michael Hanson - FPD; Edwin H. Burgwinkel; Tony Zahariadis; Philip Lawler (phil.lawler@comcast.net); Heather Lennon (hlennon@earthlink.net); Orlando Pacheco
Cc: Matthew J. Mayo
Subject: RE: Goodrich Brook Estates

Dear Noreen,

The plans submitted for the hearing on the 26th show significant wetlands on the development site, and show, conceptually, proposed road access from Sterling Road, parking, drainage infrastructure, and buildings, or portions thereof, all located in the Conservation Commission's jurisdiction within the 100-foot buffer zone, but the plans are missing grading and details of the drainage design. My understanding is the wetland boundaries shown on the plans are based on a now-expired delineation from an earlier development proposed for this site; the Commission has not yet received a Notice of Intent or ANRAD filing with an updated delineation, which will require third-party peer review.

David

From: Noreen Piazza
Sent: Friday, April 20, 2018 12:29 PM
To: Kevin Bartlett; Michael Hanson - FPD; Edwin H. Burgwinkel; Tony Zahariadis; Philip Lawler (phil.lawler@comcast.net); David Koonce; Heather Lennon (hlennon@earthlink.net); Orlando Pacheco
Cc: Matthew J. Mayo
Subject: Goodrich Brook Estates

Hello,

On March 30th, our office sent a copy of the proposed Chapter 40B development, Goodridge Brook Estates, to your department/board to review and issue any written comment for the public hearing set to open on April 26th. As of today, we have not received any comment.

Can you please send your comments to me as soon as possible so that we can compile all comments/questions and have them available for the hearing on 4/26.

Debra Dennis

From: Steve Piazza <iluvme@iluvme.net>
Sent: Friday, April 20, 2018 10:22 AM
To: Noreen Piazza
Cc: Debra Dennis; jf111b@aol.com; iluvme@iluvme.net
Subject: BOH Comments re: Goodrich Estate

Noreen,

The Board of Health discussed the planned Goodrich Estate project at our last meeting. We identified the following concerns/questions:

- Is there enough water and sewer capacity to support such a large project?
 - We are concerned that there is enough capacity.
- Will the water and sewage usage affect the ability of future development in the area by individual landowners?
 - We are concerned that it may prevent future development by people that currently own buildable lots nearby.
- How will the potential negative impact to the surrounding wetlands be mitigated?
 - We are concerned that a project of this size may put long-term, ongoing pressure on the wetlands.
- What is the snow removal and disposal plan?
 - We are concerned that dirty snow may be dumped in locations that allow contaminants to leach into the wetlands
- What is the long-term trash removal plan? i.e. Will there be a single contracted licensed hauler to deliver trash removal services or will each unit have to contract for services on their own?
 - Our concern is that there will be multiple haulers moving waste every day within the newly developed community. A single trash pickup day is preferred.

Steve

"The greatest enemy of knowledge is not ignorance, it is the illusion of knowledge"

Debra Dennis

From: Noreen Piazza
Sent: Tuesday, April 24, 2018 2:41 PM
To: Bob Baylis ([REDACTED]); David Stadtherr ([REDACTED]); Frank Sullivan ([REDACTED]); Hannah Meyer ([REDACTED]); Jeanne Rich ([REDACTED]); Matthew Mayo ([REDACTED]); Sarah Gulliver ([REDACTED]); Scott Miller ([REDACTED])
Cc: Debra Dennis
Subject: FW: Goodrich Brook Estates

Hi BOA Members,

The following is a response from the Police Chief regarding the Goodridge Brook Estates project. They will be in attendance at the hearing.

Thank you,

Noreen

From: Edwin H. Burgwinkel
Sent: Tuesday, April 24, 2018 2:18 PM
To: Noreen Piazza; Kevin Bartlett; Michael Hanson - FPD; Tony Zahariadis; Philip Lawler ([REDACTED]); David Koonce; Heather Lennon ([REDACTED]); Orlando Pacheco
Cc: Matthew J. Mayo
Subject: Re: Goodrich Brook Estates

Hi Noreen,

I've heard some reports from citizens who are very concerned about this project and the impact will it have on Lancaster. It is my understanding that many people are meeting tonight at the town hall to discuss these concerns.

As far as your police department is concerned, the addition of 200 families into Lancaster will certainly drive up our call volume. I could also anticipate a spike in Fire/EMS calls, as well as vandalism and car break concerns. Apartment/Condo complex's are often targeted by B+E people as they have the most available opportunity in small area. I could easily anticipate the need for increasing the police department size to accommodate these additions.

My primary enforcement concern will be Sterling Road. This roadway is fairly narrow, and is already heavily traveled. If we have 200 additional families, that usually means 400 cars. If any of the children drive, it would also add to that. The actual figure will likely be 4-600 vehicles. Each vehicle will likely travel Sterling Road a minimum of two trips per day (to and from work) which translates to approximately 800-1200 added vehicles per day. I think that volume should seriously be studied to determine if existing road conditions are acceptable or if there will need to be work done. I will of course have serious traffic concerns for that area. This project will likely double or triple the amount of people who currently live on that entire road from Main Street to Rt62.

I will be there on Thursday evening to discuss my concerns. I look forward to talking with you.

Respectfully,

Edwin H. Burgwinkel

Chief of Police

Lancaster Massachusetts, 01523

From: Noreen Piazza

Sent: Friday, April 20, 2018 12:28:44 PM

To: Kevin Bartlett; Michael Hanson - FPD; Edwin H. Burgwinkel; Tony Zahariadis; Philip Lawler

([REDACTED]); David Koonce; Heather Lennon ([REDACTED]); Orlando Pacheco

Cc: Matthew J. Mayo

Subject: Goodrich Brook Estates

Hello,

On March 30th, our office sent a copy of the proposed Chapter 40B development, Goodridge Brook Estates, to your department/board to review and issue any written comment for the public hearing set to open on April 26th. As of today, we have not received any comment.

Can you please send your comments to me as soon as possible so that we can compile all comments/questions and have them available for the hearing on 4/26.

Thank you,

Noreen

Noreen Piazza, Planning Director

Community Development and Planning

695 Main Street, Suite 4

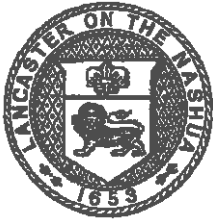
Lancaster, MA 01523

O: 978-365-3326 x1311

F: 978-368-4009

E: npiazza@lancasterma.net

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TOWN OF LANCASTER, MASSACHUSETTS
OFFICE OF THE
HISTORICAL COMMISSION

April 24, 2018

TO: Lancaster Board of Appeal Members
Attention of Matthew Mayo, Chair
Cc: ddennis@lanasterma.net

Re: Proposed Chapter 40B development, Goodridge Brook Estates,
Comment for the public hearing set to open on April 26th, 2018
Response from LHC

FROM: Lancaster Historical Commission

The Lancaster Historical Commission (LHC) would like to raise concerns regarding the development of the property in question because we are charged with informing the head of the Massachusetts Historical Commission (MHC) of any archeological or paleontological specimens or objects that may be discovered on said site. Before proceeding further, it would seem highly advisable to have the site studied to see if there are any remnants of indigenous habitation in the area.

It is well known that the local native Americans traversed through the area in question as they moved from their planting grounds at the "Meeting of the Waters" on Center Bridge Road in Lancaster, then following the old "Bay Path" past the original "Trucking House" up Goss Lane, through the "Deershorn Area", and up Chace Hill Road and on to Lake Washacum where they had a major encampment.

Further, the proposal for this property will significantly impact the open space in Lancaster.

Signed: _____


Heather L. Lennon, Chair

Noreen Piazza

From: Scott Miller <[REDACTED]>
Sent: Monday, November 20, 2017 9:55 AM
To: Noreen Piazza; Kevin Bartlett
Cc: Robert Pelletier
Subject: RE: Sterling Road Housing Project

Kevin

We had a traffic study completed for the prior 40B project proposed for this site. That study recommended improvements at the intersection of Sterling Road and Deershorn. The easterly intersection should be moved to the west to create a right angle intersection with Deershorn. This would bring Sterling Road across the green space that is there and abandon/loam and seed the two forks of the roadway.

The intent of the improvements were to provide better sight distance in either direction for cars coming off Sterling and also eastbound vehicles entering the intersection on Deershorn. Moving the intersection west also helps with space for the sidewalk along Sterling at the intersection.

I had previously checked with the Assessor's office and the green space does belong to the Town.

Should we continue with these improvements for the new project?

Scott A. Miller, PE

Haley and Ward, Inc.
Civil and Environmental Engineers

From: Noreen Piazza [mailto:npiazza@lanasterma.net]
Sent: Monday, November 20, 2017 9:43 AM
To: Kevin Bartlett <kbartlett@lanasterma.net>
Cc: Scott Miller <[REDACTED]>; Robert Pelletier <[REDACTED]>
Subject: RE: Sterling Road Housing Project

Thanks, Kevin. I will send out another reminder.

From: Kevin Bartlett
Sent: Monday, November 20, 2017 8:53 AM
To: Noreen Piazza
Cc: Scott Miller; Robert Pelletier
Subject: Sterling Road Housing Project

Good Morning Noreen,

Last week Bob Pelletier had inquired about the site plans for Sterling Road Housing project, and has handed them off to me. There are a lot of water infrastructure improvements that we would like to see happen for this project. This would consist of adding in multiple gate valves on each end of the road as well as water main tie in to each of the dead ends. This would be roughly 200 feet of water main to tie in the two cul-de-sacs, this way we would be able to isolate both areas so we would still be able to provide Sterling Road and eagle ridge with water. As well as tying into the water main from Jones Crossing.

Bob and I will be there for the meeting next Wednesday, also on the original email it has meeting at the Community Center, might want to change the venue seeing that it is now closed.

Thank you,
Kevin

Kevin A. Bartlett
Superintendent, Lancaster D.P.W.
392 Mill St. Ext.
Lancaster, Ma 01523
978-365-2412 x1101
Fax 978-365-4419

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Noreen Piazza

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Cc: Scott Miller; Robert Pelletier
Subject: Sterling Road Housing Project

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Kevin

Kevin A. Bartlett
Superintendent, Lancaster D.P.W.
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Lancaster, Ma 01523
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Noreen Piazza

From: Robert Pelletier
Sent: Thursday, November 16, 2017 11:18 AM
To: [REDACTED]; Noreen Piazza
Subject: Jones crossing

Hi Fred, I'm looking for the as built plans for Jones Crossing. It has been brought to my attention the lot where there is an easement for future water main extension, there maybe an electrical box close to the stub of said pipe with conduit crossing at the end of the pipe. Also is this a house lot?

Thanks Bob

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