



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

September 4, 2018

Heather Lennon
Chair
Lancaster Historical Commission
294 Nicolas Drive
Lancaster, MA 01523

RE: Goodrich Brook Estates 40B Development, Deershorn Road and Sterling Road, Lancaster, MA.
MHC #RC.65015.

Dear Ms. Lennon:

Thank you for submitting information to the Massachusetts Historical Commission (MHC) for the project referenced above.

The project is proposed under M.G.L. Chapter 40B and therefore requires approval by the Lancaster Zoning Board of Appeals. The MHC encourages the Lancaster Historical Commission to submit comments to the Town of Lancaster Zoning Board of Appeals.

If the project requires any state and/or federal agency funding, licensing, or permits, then the proponent should submit a complete Project Notification Form (PNF) to the MHC. The project might require filing an Environmental Notification Form (ENF) with the Massachusetts Environmental Policy Act (MEPA) office (see 301 CMR 11).

These comments are offered to assist in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800), Massachusetts General Laws Chapter 9, Sections 26-27C (950 CMR 70-71), and/or MEPA (301 CMR 11). If you have questions or require additional information, please contact Jonathan K. Patton at this office.

Sincerely,

A handwritten signature in cursive script that reads "Brona Simon".

Brona Simon
Executive Director
State Historic Preservation Officer
State Archaeologist
Massachusetts Historical Commission

xc: Lancaster Zoning Board of Appeals

LANCASTER HISTORICAL COMMISSION

701 Main Street, Suite 8

Lancaster, MA 01523

Phone: (978) 365-3326 Ext. 1057

E-mail: historical@lancaster.ma.net

Mr. Matthew Mayo, Chair
Board of Appeals
701 Main Street, Suite 4
Lancaster 01523

Lancaster

SUBJECT: Proposed Chapter 40B Development "Goodridge Brook Estates"
and Deershorn Roads in Lancaster, MA

between Sterling

Dear Mr. Mayo,

The Lancaster Historical Commission (LHC) would like to raise *alarming concerns* regarding the property mentioned above as we are charged with informing the Massachusetts Historical Commission of the possibility that archaeological or paleontological specimens might be uncovered on the site.

It is well-known to historians that local Native Americans regularly traversed the area in question as they moved from their summer planting and fishing places at the confluence of the north and south branches of the Nashua River, the "Meeting of the Waters", on Center Bridge Road in Lancaster to a major winter encampment at the two Wauschacum Lakes in Sterling.

To make this trip, the Natives most likely would have started from an area near the Nashua on what is called Center Bridge Road today. Then, heading south and west, they would have followed an old Native trail past the "Trucking House" (trading post built circa 1642), formerly located along what is today Goss Lane, up through the "Deershorn" area between Sterling and Deershorn Roads, and continuing on Chace Hill Road until arriving at the two Wauschacum Lakes.

Further, this 40B development is gargantuan in scope and, as presently proposed, would seem to severely strain the local water and sewerage systems as well as negatively impacting the roads and traffic in the area. It would also burden the local school system through the addition of numerous new students. The Goodridge Brook running through the area makes much of the land very wet. The project needs, at the very least, to be scaled back.

The 45 acre parcel in question is located in a rural and idyllic landscape that for centuries has been dotted with a scattering of farmhouses, and barns. The land has been used by dairy farmers for planting crops, making hay, and grazing cattle. It would be very unfortunate to see this scenic landscape so harshly and irreparably altered. It is understood that more 40B development must inevitably occur in Lancaster; however, it needs to be done in a carefully measured and sensitive manner that will not abruptly thrust an undue burden upon this small town and its residents.

It may therefore be advisable for the project proponent to submit a Project Notification Form (PNF) to the Massachusetts Historical Commission (MHC)

Please do keep the LHC informed and updated on the progress of this proposed project.

Thank you very much.

Sincerely,



Heather L. Lennon, Chair
Lancaster Historical Commission