

Debra Dennis

From:
Sent: Friday, February 8, 2019 11:42 AM
To: Debra Dennis
Cc:
Subject: Proposed GBE Houses on Sterling Road

Hi Deb,

Thank you for your time and assistance yesterday. I posted the appended note on the BOA web site to Jeanne Rich on 2/4/19, but have not yet seen it appear.

I was hoping to highlight for the BOA that their earlier request to modify frontages, setbacks, and yard sizes had only been partially addressed by the GBE Applicant.

As I stated below, the 4 houses having direct access to Sterling Road have been removed, however the remaining 4 houses/lots have not been modified to satisfy Jeanne's earlier request.

Please share this information with the BOA members and post it on-line as part of the public comment.

Thank You,

Greg Jackson

Date: 02/04/19

Re: Proposed GBE Houses on Sterling Road
From: Greg Jackson

Dear Chairman Rich,

During last November's hearing on the proposed Goodridge Brook Estates development, you expressed concerns about the houses to be located along Sterling Road. My notes from the meeting indicated that you commented on these lot's compatibility with nearby neighbor's properties.

At last August's hearing on the GBE development, residents made similar remarks based upon Hamwey Engineering's review of the project plans as they were on 8/2/18. These observations were related to the Applicant's request for waivers for zoning rules pertaining to lot size, frontages, and setbacks.

Once again, in the 11/29/18 engineering review of the project plans, Hamwey Engineering recommended that the Board require the lots located on Sterling Road be similar in "size, frontage, setbacks, etc." to their neighbors.

With the changes that the Applicant submitted on 12/27/19, four houses having direct access to Sterling Road were eliminated. This was a significant improvement for both current and future residents of Lancaster. It reduced potential hazards for motorists, pedestrians, and residents who live on or routinely travel on this busy road.

However, nothing appears to have been done to address these concerns for the remaining four properties, lots now numbered 1, 39, 40, and 45; on the revised plans. Given the space resulting from removal of the four adjacent houses, it should have been possible to adjust lot size, frontages, and setbacks for the remaining four.

The location of these houses in close proximity to such a busy road represents an unnecessary threat to the safety of future residents, their families, their pets, and their property. Please require the Applicant to meet zoning rules for these houses -- they need to move them farther away from the road.

In the interest of public safety, this would be the reasonable and responsible thing to do. If the Applicant is unable to re-position these houses, they should remove them from the plan.

Sincerely,

Greg Jackson
Lancaster, MA