

BESTWAY OF NEW ENGLAND

June 4, 2018

**RE: Goodridge Brook Estates
40(b) Housing Project**

To the Board,

As the discussion of the above-captioned 40(b) housing project progresses, we would like to submit our perspective as an established local business and as a next door neighbor who will be directly affected by the project.

In light of the nature of our business — as well as that of our industrial neighbors on Sterling Road — we find this project to be ill-suited to the proposed site. Specifically, because our business comprises an industrial site engaged in distribution and outdoor storage functions, forklifts and tractor trailers are continually in use during business hours. Along with constant engine noise, these functions generate exhaust, dust, and vibrations. While we do our best to contain our impact, we cannot function without the equipment we rely upon every day we come to work. Moreover, we should not have to limit or change our operation to make way for a new neighbor; our parcel is zoned industrial, and we have been in business at 840 Sterling Road since 1989, a period of nearly 30 years. The story of long-established businesses being shut down by the complaints of newly arrived neighbors is not new, and not one to which we are oblivious. We will not be part of that narrative. Rather, we will do all that we must to ensure no such issues arise and that our new neighbor, Crescent Builders, Inc., takes all the necessary steps to protect the interests of future residents at Goodridge Brook Estates.

The result of the project, if proper preventative measures are not taken, will be constant, warranted complaints of noise from Goodridge Brook Estates residents, not to mention extreme risk to life safety; for example, in the event that a child-resident were to stumble onto his or her industrial neighbor's operation next door. The problem here is simple and straightforward. Our property marks the boundary line between industrial and residential zoning. When hundreds of new residents move in next to an industrial operation with which they are unfamiliar, several issues affecting safety and quiet enjoyment of the home arise.

We bring up these concerns, not because we believe that we have the power to prevent the project — however ill-advised it may be — from being approved, but rather, so that we can suggest a means of preventing serious issues in the future. The means we outline below will inhibit trespassing between adjoining residential and industrial lands, thereby promoting the safety of the Goodridge Brook Estates residents and their guests, as well as Bestway employees and their customers. The requirements will also protect residents from exposure to noise, dust, exhaust, etc.

Again, our proposed solutions will lighten the burden, first and foremost, on Goodridge Brook Estates residents. They will ensure the quiet enjoyment the residents deserve. Without these requirements, the residents will most assuredly endure otherwise avoidable hardship. The protective measures are as follows:

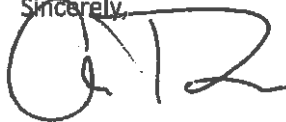
1. **A large vegetation buffer (larger than what has currently been proposed) between our facility and the housing development:** The housing project is proposed to be situated very close to the property line. It would be in the interest of both our business and the Goodridge Brook Estates residents to require that at least 75' of mature trees be left in place along the line. This natural buffer will mitigate migration of sound, dust, and so on, and will create a more substantial and attractive boundary between industrial lands and the homes of Goodridge Brook Estates residents.
2. **A sound wall along the full length of the property line:** This, again, will help alleviate sound, dust, and other annoyances from reaching the residents. More importantly, it will prevent children and other residents from entering, accidentally or otherwise, onto an industrial site which at any given time can have several tractor trailers and forklifts in operation. Walls like these frequently abut highways as they intersect neighborhoods and do much to reduce noise and lines of sight. This sound wall should be landscaped to add another level of buffer.

To be frank, while we encourage development and new business, this particular project is poorly suited to a largely industrial area. That said, we understand the state's presumption that affordable housing is necessary in the Commonwealth of Massachusetts. If this project is to be approved, though, it must be approved with conditions making its implementation practical and fair to those who have already made a home here for themselves.

Please feel free to contact us with any questions at () via email at

Thank you for your attention to our concerns regarding this project.

Sincerely,

A handwritten signature in black ink, appearing to read "APR", written over a horizontal line.

Andrew Porter