

OCT 01 2018

Debra Dennis

**COMMUNITY DEVELOPMENT
AND PLANNING**

From: Noreen Piazza
Sent: Thursday, September 27, 2018 4:20 PM
To: Bob Baylis ; David Stadtherr ;
 Frank Sullivan ; Hannah Meyer
 (hannahmeyer@gmail.com); Jeanne Rich ; Matthew
 Mayo (matmayo@lancasterma.net); Sarah Gulliver ; Scott Miller
 (scottmiller@lancasterma.net)
Cc: Debra Dennis
Subject: FW: [Lancaster MA] Goodridge Brook Estates (Sent by Christine and Roy Mirabito,

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

From: cmsmailer@civicplus.com [<mailto:cmsmailer@civicplus.com>]
Sent: Wednesday, September 26, 2018 8:13 PM
To: Noreen Piazza
Subject: [Lancaster MA] Goodridge Brook Estates (Sent by Christine and Roy Mirabito

Hello npiazza,

Christine and Roy Mirabito has sent you a message via your contact form
 (<https://www.ci.lancaster.ma.us/user/43/contact>) at Lancaster MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.ci.lancaster.ma.us/user/43/edit>.

Message:

From: Roy Mirabito
Subject: Proposed Goodridge Estates Development
Date: August 31, 2018 at 2:11:04 PM EDT
To: comments-gbe@lancasterma.net

Greetings Members of the Board of Selectmen,

Mr. and Mrs. Mirabito would like to share our concerns regarding the Proposed Goodridge Development. First ,we are supportive of a 40B development constructed in harmony with Lancaster's existing community's landscape and history. Lancaster has maintained a rural community presence through intelligent choices regarding zoning of business and protection of its richest resource,Lancaster's fields and forests. Lancaster deserves credit for maintaining the integrity of its' land which promotes harmony in the daily lives of Lancaster's residents. Adding the necessary number of low income buildings and residents to be in compliance with Massachusetts Law, is a worth while, positive, humanistic goal. Care must be taken to protect the existing Lancaster community in meeting the state's mandate.

Lancaster already has an attractive model to follow regarding scale and design for low income housing,The Bigelow Housing Development. Bigelow is a good model in scale and structure, Bigelow's modest dimensions meld into the landscape . Contrastingly, The Goodridge Brook Estates Development is not of the same character. Here are the reasons why. Goodridge's 4 storied apartment structures will stand as ugly urban invaders .These buildings alone will interrupt the peaceful flow of rural space. Goodridge's unattractive choice of urban design and materials will loom over pastoral

surroundings and family neighborhoods. The buildings will appear interruptive in an unsettling and jarring way. Additionally, the density of the project is overwhelming to a town that prides itself on spacious landscapes linked to elegant structures and family homes of the past . Historically and currently, Lancaster's housing demonstrates an appreciation of large and small homes glorified via the view of well preserved and expansive natural environments. Thus, the historical and family atmosphere of current Lancaster will be compromised by the structures and magnitude of The Goodridge Brook development.

It appears that The Goodridge Brook development is only in the best interest for the pockets of the developer. The Best Way company expressed its concerns on the extremely close proximity of their company to the Goodridge development. Best Way voiced alarm over safety concerning the operation of its large machinery. The Best Way representative stated that with such a small buffer zone between industry and housing lives could be compromised. Thus, the location and design of the project is not only unattractive but a hazard to the people it will house.

Conservation of land, plant and animal species is at risk through the Goodridge development. The builders of Goodridge will be invading the tranquil environment of Lancaster's neighborhoods with increased traffic, traffic' associated noise and pollution, and increased water and sewer demands. The family atmosphere of current Lancaster may be compromised by the magnitude of the Goodridge development. The Goodridge development is out of sync with the Lancaster community.

In closing, there are many reasons to decline or modify the Goodridge Project. The inclusion of low income housing in Lancaster is welcome on a scale that would promote harmony in the community. Low income housing that will welcome the new residents because the existing community has not been compromised by the services that it would need to extend. Low income housing that melds into the existing environment without compromising it's visual integrity. This can happen with thoughtful development.

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Debra Dennis

OCT 01 2018

From: Noreen Piazza
Sent: Thursday, September 27, 2018 4:29 PM
To: Bob Baylis; David Stadtherr (COMMUNITY DEVELOPMENT); Frank Sullivan; Jeanne Rich (Matthew Mayo (mmayo@gradientcorp.com); Sarah Gulliver (sgull@mac.com); Scott Miller; Kathi Rocco; Mark Grasso; Orlando Pacheco; Stan Starr; Walt sendrowski
Cc: Debra Dennis; Kathi Rocco
Subject: FW: [Lancaster MA] Copy of comments on Goodridge Brook Estates (Sent by Peter Stanton)

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

From: Matthew J. Mayo [mailto:matthew.j.mayo@ci.lancaster.ma.us]
Sent: Thursday, September 27, 2018 1:08 PM
To: Debra Dennis
Cc: Noreen Piazza
Subject: FW: [Lancaster MA] Copy of comments on Goodridge Brook Estates (Sent by Peter Stanton,

More public comment

Matthew J. Mayo, M.S., GISP, CPG, P.G.

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

From: cmsmailer@civicplus.com [mailto:cmsmailer@civicplus.com]
Sent: Thursday, September 27, 2018 1:03 PM
To: Matthew J. Mayo <mmayo@gradientcorp.com>
Subject: [Lancaster MA] Copy of comments on Goodridge Brook Estates (Sent by Peter Stanton, prs942@gmail.com)

Hello mmayo,

Peter Stanton, has sent you a message via your contact form (<https://www.ci.lancaster.ma.us/user/613/contact>) at Lancaster MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.ci.lancaster.ma.us/user/613/edit>.

Message:

To: Lancaster Board of Selectmen September 27, 2018
701 Main Street, Suite 1
Lancaster, MA 01523

It has become clear that the town's initial response to the proposed 40B development to Mass Housing back in December of 2017 was perfunctory at best, and did not reflect an ounce of input from town boards, committees or individual citizens with important insights to offer.

I commend you for re-opening your comment period and allowing for that feedback to get on the record. I also hope it does not come too late to affect a project that brings with it so many negative consequences for the town that it is hard to know where to start. We all accept that the town has an obligation to meet its state mandated affordable housing target - and several 40B projects have been successfully executed in Lancaster over the years. But nothing ever of this monumental scale. This single project as currently proposed would represent close to, or in excess of half of the town's affordable units in one high-rise, high-density development that would take Lancaster well over the mandated threshold of 10%. Can that really be Mass Housing's intention?

Here are a couple of the most problematic elements of the proposed development:

SCALE:

Drive up and down the surrounding streets and most homes in this area of town are one story dwelling ranches, with only a few two-story homes mixed in. The massive apartment buildings in the proposed development include four full levels plus a large loft/roof area - effectively 5 levels, making these units the tallest in Lancaster by more than 20 feet! Building massing and integration into existing surrounding development are both factors in Mass Housings project assessment - this development as proposed is a non-starter based on these identified factors. If a new proposal were to be submitted in the future, it would have to be dramatically scaled down in height and density to remotely fit into the town and the character of the surrounding residential area. Our town is 45 miles from Boston and has been a rural community for centuries - yet this is a project that looks like it would fit in the much more dense urban landscape of Allston or Somerville - but certainly not in Lancaster.

DEMANDS ON TOWN INFRASTRUCTURE:

I know there are a myriad of examples of poor water pressure in homes on surrounding streets from the development - and hope that those neighbors give testimony to the safety issues this shortage exposes. There is ample evidence that Lancaster does not have the water and sewer capacity to take on a project of this size, and the town is currently over the state imposed limit per-day for pumping the aquifer. While access to town water has been slowly expanded, there remain a large number of properties in the area of the development with failing septic systems. With limited capacity at the Clinton sewer treatment plant, existing landowners deserve access to the water and sewer resources before an oversized new development exhausts the existing inventory, leaving long-term homeowners empty handed. The bottom line is that there need to be requirements by the town, supported by the state, for the developer to mitigate this and other critical environmental resource issues.

Traffic, safety and a sidewalk along the dangerously thin Sterling Road are all reasonable additions to the developer's to-do list. But all that said - as proposed and submitted, this project should be rejected.

DEVELOPING A HOUSING PLAN

Efforts are currently underway to update a previously drafted housing plan, and new potential 40B properties are being identified and explored. There is a proactive effort underway - not to try and stop appropriate 40B projects, but to embrace a plan to meet Lancaster's 10% obligation of affordable housing units in a manner that presents a win-win for the community and its current and future residents. As part of that effort, the town designated in 2015 portions of a major parcel in North Lancaster for up to 15 housing units per acre. We're working towards a plan that will have Lancaster meet its 40B obligation in a strategic and well planned manner. We hope that the state - instead of forcing a behemoth project down our throats - will work with us towards a plan that will embrace development that meets the character, scale and environmental resources of our community.

Sincerely,

Peter & Stephanie Stanton
942 Main Street
Lancaster, MA 01523

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Debra Dennis

From: Noreen Piazza
Sent: Friday, September 28, 2018 2:29 PM
To: Bob Baylis; David Stadtherr
Frank Sullivan; Hannah Meyer
"; Jeanne Rich; Matthew
Mayo; Sarah Gulliver; Scott Miller
Cc: Debra Dennis
Subject: FW: BOS and BOA - RE: Goodrich Estates

From: Bruce Warila [[mailto:](#)]
Sent: Friday, September 28, 2018 12:01 PM
To: Kathi Rocco; Noreen Piazza; Goodridge Brook Estates
Subject: BOS and BOA - RE: Goodrich Estates

The following letter has already been posted a public comment [Goodrich Estates] via the web form provided.

From
Bruce Warila
53 Bradbury Road, Lancaster, MA

9/27/2018

Subject: Goodridge Brook Estates Development - Public Health and Safety Concerns

Concern 1: The proposed Goodridge Brook Estates Development site is adjacent to Bestway of New England, a regional lumber company that has created millions of board feet of pressure treated lumber over the last ten or more years (my estimation). Prior to granting a building permit to the developer, I believe it is imperative to ensure that the adjacent land and groundwater is free from runoff contamination. I have no reason to believe that Bestway has engaged in anything but safe and legal pollution mitigation practices; however, it would be tragic to find out otherwise post construction. Given the huge scale of Bestway's business, where storage of new chemically-treated lumber is entirely outdoors, the prospect of contamination should at least be questioned by town officials and the developer. Better yet, soil and water samples should be tested along the entire property line (between Bestway and the proposed Goodridge Estates).

Concern 2: I have been living in the George Hill area (Winsor and Bradbury Road) for close to twenty five years. Pertaining to safety for walkers, joggers, and bikers, the southern end of George Hill road already exceeds safe vehicular capacity; there are no sidewalks; the road shoulder frequently pitches into a gully; and there are several dangerous curves where no travelers (by any means) can anticipate what is around each bend. Adding more vehicles without adding adequate sidewalks is tantamount to inviting eventual tragedy.

Concern 3: Driving away from Goodridge Brook Estates, and away from where we live on Bradbury Road, toward destinations such as Walmart, Lowes, Nashoba High School, Route 495, Clinton, and toward other nearby locations, travelers already have to navigate traffic choke points that exceed the capacity to enable motorists to navigate these points safely. Locations such as the northern end of Brockelman Road where drivers are hemmed in by ledge and then have to exit onto Route 117 (where going west is especially dangerous); at the

end of Forbush Mill Road [Bolton] where drivers are attempting to travel on Route 117, or are crossing over Route 117 to Nashoba High School; and at the end of South Meadow Road where drivers are crossing over, or traveling on Route 62. None of these intersections (and including the northern end of Brockelman Road) can safely accommodate additional traffic; the ledge on Brockelman Road must be removed, and traffic lights at all these intersections need to be installed.

Concern 4: The published traffic studies seem to be built upon core assumptions pertaining to the number of residential units, or the number of parking spaces, or the number of occupants (it's hard to determine which) as a constant formula component (used in multiplication) to create an entire series of published data outputs. First, the entire analysis is lacking in scenarios (e.g.: worst, midline, and best case scenarios). Second, there's no indication that the constants in the formula have been updated to reflect the updated buildout plan which called for more realistic parking space space projections (1.2 to 1.5+ per unit). Are we confident that the traffic study data reflects updated occupancy (people and/or vehicle) numbers?

Concern 5: The entire country is about to undergo a transportation revolution that will leverage other forms of transportation that will include autonomous vehicles, scooters, electric-assisted bikes, and other forms of battery-powered, personal transportation. Although Lancaster is a beautiful place to ride a bicycle, it's a dangerous place to ride a bicycle. Wherever we increase the flow of vehicle traffic, we need to start adding bike lanes and sidewalks (also mentioned above) now.

Thank you for considering these health and public safety concerns.

~Bruce Warila

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Debra Dennis

From: Noreen Piazza
Sent: Friday, September 28, 2018 10:11 AM
To: Bob Baylis " "; David Stadtherr (; Hannah Meyer
Frank Sullivan (; Jeanne Rich ; Scott Miller
Mayo (r ; ulliver ;
(;
Cc: Debra Dennis
Subject: FW: re proposed Goodbridge Brook

From: Doucette [mailto:]
Sent: Thursday, September 27, 2018 5:03 PM
To: Noreen Piazza
Subject: re proposed Goodbridge Brook

I have concerns about the proposed Goodbridge Brook Estates development of Sterling Road.

I understand that developers have the right to develop projects in Lancaster, but I also believe that I have the right to still live in the town that I bought into: one with farmland, country roads, and no stop lights.

The scope of the project is concerning. The impact on town services, the schools and our roads will be great. I live on Goss Lane which will become a cut-over. The road cannot handle more traffic, even with part being one-way. Also, I work in the schools and want to retain the small-town close knit atmosphere and not strain the capacity of the buildings and budget and class size.

Another traffic issue that needs to be addressed is the intersection of Sterling Road and Mill Street and Main Street. The area is already confusing with the Sterling/Mill Street split approaching Main Street on one side (there is confusion on where to turn from Main street with too many choices) and Mill Street Extension from the other side (a dangerous place to turn in any direction despite such a wide intersection).

I oppose this project based on maintaining the quality of life of current Lancaster residents.

Thank you.

Debora Doucette
127 Goss Lane
South Lancaster, MA

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Debra Dennis

From: Noreen Piazza
Sent: Friday, September 28, 2018 4:13 PM
To: Bob Baylis; d Stadtherr ()
Frank Sullivan; lannah Meyer
(); Jeanne Rich (); Matthew
Mayo (); Sarah Gulliver (); Scott Miller
()
Cc: Debra Dennis
Subject: FW: [Lancaster MA] Goodridge Estates (Sent by Cecilia E. Thurlow,

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

From: [redacted]
Sent: Friday, September 28, 2018 3:14 PM
To: Noreen Piazza
Subject: [Lancaster MA] Goodridge Estates (Sent by Cecilia E. Thurlow, [redacted])

Hello npiazza,

Cecilia E. Thurlow [redacted] has sent you a message via your contact form
(<https://www.ci.lancaster.ma.us/user/43/contact>) at Lancaster MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.ci.lancaster.ma.us/user/43/edit>.

Message:

Please do not put those monstrous apartments and single homes on Sterling Road or any other street in South Lancaster. Have any of you people observed the extreme traffic that goes up and down this street 24 hours a day? The majority of the homes on Sterling Road were built by people who observed the rules of building and environment, which appear to be absent with this Behemoth. We pay extremely high taxes and have a paucity of services. I have not had a street light for over 40 years. No trash collection, no sand collected from gutters in the spring, and you want to stick this trashy development on this road? Enough already!

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Debra Dennis

From: Matthew J. Mayo <n
Sent: Friday, September 28, 2018 12:19 PM
To: Noreen Piazza; Debra Dennis
Subject: FW: [Lancaster MA] Goodridge Brook Estates (Sent by Roger and Joyce McIntyre,

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comment

OCT 01 2018

COMMUNITY DEVELOPMENT
AND PLANNING

Matthew J. Mayo, M.S., GISP, CPG, P.G. ' ---

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

From: cmsmailer@civicplus.com [<mailto:cmsmailer@civicplus.com>]

Sent: Friday, September 28, 2018 10:40 AM

To: Matthew J. Mayo <mmayo@ci.lancaster.ma.us>

Subject: [Lancaster MA] Goodridge Brook Estates (Sent by Roger and Joyce McIntyre,

Hello mmayo,

Roger and Joyce McIntyre as sent you a message via your contact form
(<https://www.ci.lancaster.ma.us/user/613/contact>) at Lancaster MA.

If you don't want to receive such e-mails, you can change your settings at
<https://www.ci.lancaster.ma.us/user/613/edit>.

Message:

Dear Mathew,

The proposed Goodridge Brook Estates does nothing to compliment the character and charm of the Lancaster community. On the contrary, the proposed development would appear to add significant burdens onto the community infrastructure of fire, police and educational facilities.

After analyzing the economics of adding such a development onto the town we can only conclude that it would result in significant fiscal burden onto the solvency of the town.

It is our considered opinion that you should reject the proposed development.

Sincerely,

Roger and Joyce McIntyre
129 Mary Catherine Drive
Lancaster, MA 01523

Debra Dennis

From: Matthew J. Mayo <n
Sent: Friday, September 28, 2018 12:19 PM
To: Noreen Piazza; Debra Dennis
Subject: FW: [Lancaster MA] Goodridge Brook Estates (Sent by Roger and Joyce McIntyre,

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comment

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COMMUNITY DEVELOPMENT
AND PLANNING

Matthew J. Mayo, M.S., GISP, CPG, P.G. ' ---

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

From: cmsmailer@civicplus.com [<mailto:cmsmailer@civicplus.com>]

Sent: Friday, September 28, 2018 10:40 AM

To: Matthew J. Mayo <mmayo@ci.lancaster.ma.us>

Subject: [Lancaster MA] Goodridge Brook Estates (Sent by Roger and Joyce McIntyre,

Hello mmayo,

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Sincerely,

Roger and Joyce McIntyre
129 Mary Catherine Drive
Lancaster, MA 01523