

Debra Dennis

OCT 03 2018

From: Matthew J. Mayo <mmayo@ci.lancaster.ma.us>
Sent: Wednesday, October 3, 2018 9:01 AM
To: Debra Dennis
Cc: Orlando Pacheco
Subject: FW: [Lancaster MA] Goodridge - Changes and Parking (Sent by Deb D'Eramo, deberamo@ci.lancaster.ma.us)

COMMUNITY DEVELOPMENT
AND PLANNING

Attachments:

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

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

From: cmsmailer@civicplus.com [<mailto:cmsmailer@civicplus.com>]
Sent: Tuesday, October 02, 2018 4:49 PM
To: Matthew J. Mayo
Subject: [Lancaster MA] Goodridge - Changes and Parking (Sent by Deb D'Eramo, deberamo@ci.lancaster.ma.us)

Hello mmayo,

Deb D'Eramo, 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:

The proposed housing project Goodridge Brook Estates was originally submitted for project eligibility approval as a multi-family and home ownership proposal. The home ownership proposal included 40 duplexes resulting in 80 three bedroom homes. The duplexes were located on a road off of Sterling Rd - with no development on Sterling Rd. Since then, the developer has changed the home ownership proposal to include 62 four bedroom homes including houses crammed together with minimal frontage and setback on Sterling road.

These are significant changes to the housing plan. The proposed changes, from what I can determine, should have been submitted to the Mass Housing authority for review and possibly denial or approval. This is cited in 760 CMR 56.04 (5) as Substantial Changes. The town has spent valuable time reviewing this proposal and it is not even approved by the Housing authority!

I ask that you immediately notify the authority and request that they contact the developer to address this major issue.

Additionally, I strongly urge your board to take a stand on the number of parking spaces to be provided for each apartment unit. The space needed for parking spaces directly impacts the number of apartments to be developed on the land. As cited in my earlier letter, cutting the size of the parking spaces is a safety issue and should not be allowed. The number of spaces per apartment should be stated as 2 or more. There should also be guest parking spaces. I'm attaching data from the census data that shows the characteristics of Lancaster residents around commuting and cars. You will see that the vast majority of houses have 2 or more cars - not something surprising given that the community has no public

transportation. The board should state the parking space size, the number of spaces per apartment, and the guest spaces at the next hearing. It is critical to getting the development to provide plans that accommodate these requirements.

Thank you for your service to the town and taking time to read this.

RECEIVED

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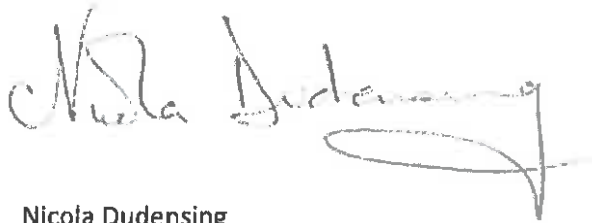
COMMUNITY DEVELOPMENT
AND PLANNING

Nicola Dudensing
80 Deershorn Road
Lancaster, MA 01523

To Whom It May Concern:

As a resident of Deershorn Road I am alarmed that there could be any consideration of a project that would increase traffic on Deershorn and Sterling Roads. As a dog owner I walk a lot in my neighborhood, I often feel I am taking a risk just walking along the street in front of my house. Speeding is common place, while some people make a great effort to give me some space I have many times felt the need to literally jump out of the way of oncoming cars. There are no sidewalks so there is no choice but to walk along the side of the road.

Until Lancaster can figure out how to better protect pedestrians on these busy roads and enforce the speed limits it seems highly risky to be adding to the congestion. There have been several accidents on Deershorn Road in the short time I have lived here, I hope it doesn't take a tragedy to get peoples attention.

A handwritten signature in dark ink, appearing to read "Nicola Dudensing". The signature is fluid and cursive, with a large loop at the end.

Nicola Dudensing

Debra Dennis

From: Noreen Piazza
Sent: Friday, September 28, 2018 2:27 PM
To: Bob Baylis; David Stadther
Frank Sullivan; Hannah Meyer
; Jeanne Rich; Matthew
Mayo; Sarah Gulliver; Scott Miller
Cc: Debra Dennis
Subject: FW: [Lancaster MA] Goodridge Brook Estates (Sent by Roger and Joyce McIntyre,

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

From: cmsmailer@civicplus.com [<mailto:cmsmailer@civicplus.com>]
Sent: Friday, September 28, 2018 11:52 AM
To: Noreen Piazza
Subject: [Lancaster MA] Goodridge Brook Estates (Sent by Roger and Joyce McIntyre,

Hello npiazza,

Roger and Joyce McIntyre () 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:

Dear Noreen,

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

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Debra Dennis

From: Matthew J. Mayo
Sent: Wednesday, October 3, 2018 2:35 PM
To: Debra Dennis
Cc: Orlando Pacheco
Subject: FW: IMPORTANT - Home Ownership Portion is OUTSIDE of MassHousing's Preliminary Eligibility Approval Letter
Attachments: Home Ownership Outside Eligibility_100318.pdf

RECEIVED

Public comment

OCT 03 2018

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

COMMUNITY DEVELOPMENT
AND PLANNING

From: Victoria Marquis Petracca [[mailto:](#)]
Sent: Wednesday, October 03, 2018 2:34 PM
To: Matthew J. Mayo
Subject: IMPORTANT - Home Ownership Portion is OUTSIDE of MassHousing's Preliminary Eligibility Approval Letter

Dear Matt,

The Applicant for Goodridge Brook has changed the home ownership portion of the project to a new proposal that is outside of MassHousing's Project Eligibility Letter dated March 28, 2018. I spoke about this on public record at the last Board of Appeals meeting held Thursday, September 27. A large number of Lancaster residents are very concerned about this switch. We are respectfully asking that the home ownership portion of the proposal remain within the eligibility parameters established in writing by MassHousing on March 28, 2018.

After you brought to light that the rental units were in excess of the 120 cap, MassHousing instructed the Applicant to go back to the submission MassHousing had reviewed – and they did. So we are now appropriately reviewing the 120 apartments (not 136) – right on the same page with MassHousing.

However, the home ownership portion is still a very different project from what MassHousing reviewed and issued preliminary eligibility for. MassHousing reviewed 40 duplexes – and notably that are set back from Sterling Road on an interior site road. The condos in the original application are 3 bedrooms, with a master bedroom on the ground floor.

What the Applicant has switched to is a different building type – 4 bedroom houses – and 62 footprints – instead of 40. Notably, the new proposal also calls for houses with direct driveway access to Sterling Road – so much greater visual impact and a significant traffic safety consequence with more curb cuts coming right on to Sterling Road (already a dangerous road). The 40 duplexes set back in to the site make much more sense for public safety.

IMPORTANT: Regulation 760 CMR 56.04 (5) that covers making important changes to projects in the course of a Permit Hearing is very clear. It is included in the letter attached. A developer can not simply change 40 duplexes to 62 4 bedroom houses without notifying MassHousing. We are currently reviewing a home ownership project that is outside of preliminary eligibility approval.

Therefore, we most respectfully ask that you please reach out to MassHousing to inform him that the Applicant has changed the Home Ownership portion of the project, as well – and that we must not review such major project changes OUTSIDE of the preliminary project eligibility letter from MassHousing. This is highly inappropriate.

Thank you in advance for your continued efforts on our Town's behalf. Please forward this to the other Board of Appeals members and counsel.

Most respectfully,
Victoria Petracca