

## Debra Dennis

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**From:** Matthew J. Mayo  
**Sent:** Friday, April 27, 2018 8:36 AM  
**To:** Noreen Piazza  
**Cc:** Debra Dennis  
**Subject:** FW: [Lancaster MA] 40B (Sent by Jen Fletcher)

More comments

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Matthew J. Mayo, M.S., GISP, CPG, P.G. <[REDACTED]>

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

From: vtsdmailer@vt-s.net [mailto:vtsdmailer@vt-s.net]

Sent: Friday, April 27, 2018 7:41 AM

To: Matthew J. Mayo <[REDACTED]>

Subject: [Lancaster MA] 40B (Sent by Jen Fletcher, [REDACTED])

Hello mmayo,

Jen Fletcher [REDACTED] 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:

I am doing more reading on the 40B housing.... along with the environmental impact concern I also just read that

"Allowing group homes, accessory apartments, locally assisted units, and units funded under the Community Preservation Act to count toward a community's 10% goal."

We have Perkins Residential and RFK in town,... are these factored into our 5.5%?

Thank you,

Jen

## Debra Dennis

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**From:** Matthew J. Mayo <r  
**Sent:** Friday, April 27, 2018 8:40 AM  
**To:** Noreen Piazza  
**Cc:** Debra Dennis  
**Subject:** FW: [Lancaster MA] 40B objection (Sent by Christine Burke,  
C b)

More comments

Matthew J. Mayo, M.S., GISP, CPG, P.G. | [REDACTED]

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

**From:** [vtsdmailer@vt-s.net](mailto:vtsdmailer@vt-s.net) [mailto:[vtsdmailer@vt-s.net](mailto:vtsdmailer@vt-s.net)]  
**Sent:** Thursday, April 26, 2018 7:50 PM  
**To:** Matthew J. Mayo <r  
**Subject:** [Lancaster MA] 40B objection (Sent by Christine Burke,

Hello mmayo,

Christine Burke ( [REDACTED] ) 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:

Dear ladies and gentlemen of the zoning board, I'm writing you today, like a lot of other local citizens of Lancaster have, the voice some safety concerns that I have about the 40B project that is being proposed. I'm concerned about the proposed traffic and the high volume of cars being added to our already small streets. Route 62 is already heavy traveled and can not accommodate this many vehicles. I'm concerned about the education of my children. Our school system and budget is stressed thin as we speak. Our current infrastructure can't handle this many new families at once. I'm concerned with the amount of "green space" our current town has. Lancaster is covered with wetlands, in concerned with the environmental impact this housing units will put on our wetlands. Please, let's not allow this huge project to take place.  
Sincerely  
Christine and Christopher Burke

RECEIVED

APR 26 2018

COMMUNITY DEVELOPMENT  
AND PLANNING

Has a market analysis been done to determine if there is enough demand for 120+ apartments in this area?

Who will be the owner of the apartments after they are built?

If they are not able to rent the 40B or other apartments, will they become section 8 housing?

Will there be changes made to the intersection of Sterling Road & Deershorn Road? Currently the angle of the intersection makes seeing cars difficult.

Samet Baylis  
61 Moffatt St  
Concord, MA.

RECEIVED

APR 26 2018

April 25, 2018  
Via Email

COMMUNITY DEVELOPMENT  
AND PLANNING

Mr. Matthew Mayo, Chair  
Lancaster Board of Appeals  
Prescott Building  
701 Main Street, Suite 4  
Lower Level  
Lancaster, MA 01523

RE: Comprehensive Permit Application  
0 Sterling Rd.  
Goodridge Brook Project  
Lancaster MA 01523

Mr. Mayo, Members of the Board,

For the record, I am writing to request that the Board consider the following items during evaluation of the Comprehensive Permit Application for the above-referenced project proposed by Crescent Builders and Mr. Kilbourn.

- Due to size of the proposed project, the developer should detail the proposed improvements to sewer service in the Sterling Road right-of-way.
- The proposed structures are high-density, the proponent should detail and describe the proposed fire suppression systems, and any necessary improvements to the existing water infrastructure to supply the necessary quantities of water for fire-fighting and prevention.
- Given that the proposed disturbed area is greater than 1 acre in size, has the developer should present evidence that they have secured an approval under the US EPA Construction General Permit.
- The developer should be required, at their expense, to provide for independent third-party review of any aspect of the Permit Application deemed necessary by the Board of Appeals or any other consulted Town board, commission, or committee.
- As wetlands are present on the property (wooded swamp), the proponent should demonstrate that the proposed project complies with MGL 131 Ch. 40 (the Massachusetts Wetlands Protection Act) and all requirements of the Lancaster Wetlands Bylaw.
- If the intent of the project, in part, is to increase the availability of affordable housing, the Board of Appeals should require that the designated 'affordable' units may not be re-purchased by the developer or another party for re-sale as more expensive units.

Thank you for your attention to this matter.

Sincerely,



Rebekah Stevens  
Schumacher Rd.

## **Noreen Piazza**

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**From:** Tom Maher  
**Sent:** Thursday, April 26, 2018 9:49 AM  
**To:** Noreen Piazza; Kathi Rocco  
**Subject:** Proposed low income housing

Hi. I'm not sure if this is the correct department/board to contact but my wife and I want to voice our opposition to the proposed low income housing development. The builder/developer/landlord all stand to benefit from this project but we do not feel Lancaster as a whole will gain anything of value from this. Someone will have to pay for the increased staffing of the schools and police and fire departments, etc. In our opinion, increasing already high taxes while depressing home values seems like a foolish thing to do. We also do not support placing additional strain on the schools. Adding hundreds of low income units with potentially dozens of new students does not make Lancaster a more desirable town to live in.

Thank you,  
Tom and Amy Maher  
87 Grant Way

RECEIVED

APR 25 2018

COMMUNITY DEVELOPMENT  
AND PLANNING

April 25, 2018

Dear Chairman Mayou and Lancaster Zoning Board Members,

I am contacting you in regards to key issues to the proposed Goodridge Brooks Estates. Because of its size, I feel that there will be a large negative impact on the infrastructure of Lancaster (roads, water, and sewer) and the environment (traffic, storm water management, ground water controls). Furthermore, because of the project size, the large number of children entering our schools will greatly impact our school system. Several other issues are being voiced by many residents of our town, so I will request the following conditions for the Developer that may not be addressed:

1. Lancaster does not have the staff, time nor expertise to review a 40B project of this size. At the request of the ZBA the Developer should be required to hire an independent "Clerk of the Works" with all fees for this individual to be paid by the Developer. The required sum for this individual being paid by the Developer should be placed in an escrow account.
2. The safety of our residents is important. Because of the increase in traffic, state coded concrete sidewalks should be requested running from the intersection of Rt. 62 and Sterling Road to George Hill Road.
3. A redesign is needed at the Deershorn Road and Sterling Road point eliminating the fork that is currently present, converting it to a direct 90 degree turn.
4. Traffic will greatly increase on Rt. 62. A request for a traffic study is requested looking also at the impact to the entrances to Rt 62 from Sterling Road, Chase Hill Road and South Meadow Road. Because of the blind curve entering Rt. 62 from Chase Hill Road, this also will need correction. This is currently a high accident area, and with increased traffic it will become worse.

As a resident of Lancaster for over forty years I implore you and your fellow ZBA members to look closely at this 40B project and place conditions on the Developer that will be consistent and favorable to our community.

Regards,

Jane-Anne J. Crossman

88 Moffett Street

Tyler & Laura Krawczyk  
637 Sterling Road  
Lancaster, MA 01523

RECEIVED

APR 25 2018

COMMUNITY DEVELOPMENT  
AND PLANNING

April 25, 2018

Board of Appeals  
701 Main Street, Suite 4  
Lower Level  
Lancaster, MA 01523

To Whom It May Concern:

We are writing to express our serious concerns regarding the housing project planned for the area of Sterling Road and Deershorn Road. As neighbors to this potential project, we have several questions and concerns that we would like addressed before this plan is approved.

Sterling Road is already a busy, frequently-traveled road in town. We noticed that the only two roads accessing the development were both located only Sterling Road. We would ask that secondary entrances and exits be placed on other roads to help ease the traffic concern. Also, in terms of public safety, it does not seem feasible to have the only two entrances and exits be on the same road for that amount of people. What would happen in the event of an emergency? When considering the amount of traffic that would add to this already heavily traveled area, we also would ask for consideration to build sidewalks on Sterling Road.

Our area is surrounded by conservation land. The specific area that this development is planned for includes wetlands immediately near Sterling Road. There is a significant amount of wildlife in this area (turkeys, deer, fox, birds, etc). How is the builder going to keep from disturbing this?

How will snow removal be handled?

How are the schools going to handle the amount of children being added to the school system? Will the builder be donating funds towards either building another school or additions to our existing school system?

We will be in attendance at the meeting on Thursday, April 26, 2018. Please address our concerns, as we only want to maintain the integrity and infrastructure of the town that we chose to settle down in. The size of this project has us very concerned on how that will be feasible.

Sincerely,

Tyler & Laura Krawczyk

## Noreen Piazza

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**From:** Matthew J. Mayo  
**Sent:** Wednesday, April 25, 2018 7:24 PM  
**To:** Noreen Piazza  
**Subject:** FW: [Lancaster MA] Chapter 40B proposed housing (Sent by Jennifer Richardson, [mailto:jrichardson@ci.lancaster.ma.us])

Another one.

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

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

**From:** [vtstdmailer@vt-s.net](mailto:vtstdmailer@vt-s.net) [<mailto:vtstdmailer@vt-s.net>]  
**Sent:** Wednesday, April 25, 2018 7:24 PM  
**To:** Matthew J. Mayo <[mmayo@vt-s.net](mailto:mmayo@vt-s.net)>  
**Subject:** [Lancaster MA] Chapter 40B proposed housing (Sent by Jennifer Richardson, Jr

Hello mmayo,

Jennifer Richardson (<https://www.ci.lancaster.ma.us/user/613/contact>) has sent you a message via your contact form 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:

Hi Matt,

I have a few concerns regarding the Chapter 40B proposed housing development.  
They are as follows.

1. How will the increase in traffic be handled? There are 200 units going in, so there will be a minimum of 200 cars and a potential maximum of 400 cars.

That is a drastic increase in traffic to that area and a public safety concern.

2. Will more fire and police need to be added to address the drastic increase in population to our town? This is a public safety concern.

3. If a minimum of half these units have children, how will the the schools handle the increase of a minimum of 100 Children? That would potentially require more teachers and bigger schools.



Thank you for addressing my concerns.

Thank you,

Jenn Richardson  
Lancaster Resident

## Noreen Piazza

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**From:** vtsdmailer@vt-s.net on behalf of Contact form at Lancaster MA <vtsdmailer@vt-s.net>  
**Sent:** Thursday, April 26, 2018 8:52 AM  
**To:** Noreen Piazza  
**Subject:** [Lancaster MA] Goodridge Brook Estates (Sent by Jeanne Rose,

Hello npiazza,

Jeanne Rose ( 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,

I am greatly concerned about the proposed 200-unit 40B complex , Goodridge Brook Estates, to be located on Sterling Road. The scale of this proposal is somewhat shocking, to say the least.

From what I can tell, this complex is to be constructed in an area that is primarily woods; indeed, it appears that all of the woods would be razed to accommodate the construction. Loss of the woods, combined with pouring foundations across the property for all of the buildings will surely have an effect on ground water pathways.

Will the drainage ponds indicated on the plan provide adequate compensation for the loss of a small forest? Has this proposal been reviewed by town conservation? I understand that there are wetlands in this area; will these wetlands be affected by the construction? When considering snow removal during the winter, will the cleared snow negatively affect these wetlands?

With 200 units, there is a good possibility that 400 cars will be associated with the complex; this will profoundly change traffic patterns in an area served by local roads. Given that the rise in Sterling Road will block the view of oncoming vehicles at the intersection of Sterling and Deershorn Roads, such an increase in vehicles will greatly complicate the flow of traffic.

I'm sure that the town fire and police departments will be scrupulous in their assessment of public safety issues, but what steps will be taken to mitigate traffic congestion in this area?

Finally, there are instances where affordable housing units remain unoccupied for a sufficiently long period of time, that these units revert to regular housing. This results in a reduction of affordable housing units in Lancaster, which isn't very helpful.

Is there a way to ensure that these affordable housing units will never be removed from "affordable status"?

Thank you,

Jeanne Rose  
46 S Meadow Rd  
Lancaster, MA 01523

## Noreen Piazza

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**From:** vtsgmailer@vt-s.net on behalf of Contact form at Lancaster MA <vtsgmailer@vt-s.net>  
**Sent:** Thursday, April 26, 2018 8:26 AM  
**To:** Noreen Piazza  
**Subject:** [Lancaster MA] Goodridge Brook Estates (Sent by Jennifer Leclair, @..)

Hello npiazza,

Jennifer Leclair [m](mailto:jleclair@vt-s.net)) 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:

I am writing to express some concerns I have about the proposed Goodridge Brook Estates in Lancaster. I am wondering among many things about what will happen to the wild animals that currently call those woods home? Will they be relocated? Trapped and killed or left to try to find new homes on there own?

I ask this because of a much smaller project near my home that has sent animals searching for new homes. We now have had bears running through our yard, along with fox, coyote, fisher cat, deer and turkey. we can't blame the poor animals that no longer have homes. But it is not safe to be in our own back yards in the evening and we have to be on the lookout all times of the day. The same thing will happen there only more animals will be displaced. I have seen bobcat and other beautiful animals in that area. And the wetlands are homes of many species of frogs, turtles and salamanders as well as blue herein, pileated woodpeckers and other birds. Has an impact study been conducted to see what effect it would have on the environment? If not, one needsto be done to see what damage would be done to the air quality with cutting down so many trees. What measures would be taken to protect the remaining woods from illegal dumping and other environmental damage? Another concern is the impact that this many units will have on our already over burdened water supply, where is the needed extra water going to come from?

The builder should pay for the upgrade to the water and sewer system. The police and fire department as it is are often overwhelmed with getting to an emergency. Just getting a crew together is often a challenge with a volunteer fire department and ambulance crew. I am wondering how safe this sight plan is in the event of a fire with only one road in off of the main road? It should have at least two ways in and out for the safety of the residents. It would be so tragic to have something happen like what happened in California (wild fires) and it could happen here, with some of the drought conditions we have had in the recent years, it would only be further aggravated by the large increased number of people needing water. How is the increase in traffic going to be addressed? Would Sterling road need to be widened? How many parking spaces will be provided? At least two per unit or apartment should be required and what about guest parking? Where is all the snow in winter going to be put? Snow removal should be the responsibility of the property owner not the town. I would expect that an audit would be done to insure that no more then a 20% profit is gained on this project and to insure that everything will be done openly and honestly. It should be required that these properties can never be turned into section 8 housing they must remain low income as originally planned for. What about school bus pick up? Is the bus going to be able to turn around in the new developments road? Or will a bus stop need to be put in so the kids can have a safe place to wait for the bud? And how big would a bus stop need to be to accommodate the estimated number of new students? The schools are already over burdened with large class size. What will be done to elevate the over crowding in the schools? Would another recourse officers be needed in the high school? And at who's expence? Where is all the trash going to go? Is the complex going to have it's own trash service and pick up? I have so many more questions and concerns. But I know you have other letters to read. Thankyou for your time.

Jennifer Leclair

## Noreen Piazza

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**From:** Matthew J. Mayo <[REDACTED]>  
**Sent:** Thursday, April 26, 2018 6:07 AM  
**To:** Noreen Piazza  
**Cc:** Debra Dennis  
**Subject:** FW: [Lancaster MA] 40B Affordable Housing Project (Sent by Lynn Hudak, [REDACTED])

More comments

Matthew J. Mayo, M.S., GISP, CPG, P.G. | [REDACTED]

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

**From:** vtsgmailer@vt-s.net [mailto:vtsgmailer@vt-s.net]

**Sent:** Wednesday, April 25, 2018 8:34 PM

**To:** Matthew J. Mayo <[REDACTED]>

**Subject:** [Lancaster MA] 40B Affordable Housing Project (Sent by Lynn Hudak, [REDACTED])

Hello mmayo,

Lynn Hudak ([REDACTED]) 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:

Hi Matthew,

I am writing to express concerns about the proposed 40B Affordable Housing Project. I have the following questions that relate to the project and how it can affect the resources in our town:

- Has there been a traffic study completed in the area of town where this project is being proposed?
- Has the builder filed the appropriate permits related to State Highway Access and local building permits?
- What is the effect on our Police and Fire resources and does the town have the resources to support the residents in this location?
- Has the Conservation Committee reviewed the project regarding compliance with the state's Wetlands Protection Act?
- What is the Utility plan and will this project increase Utility demand?
- Will this project be septic or Town Sewer connect? If Town Sewer, has the DPW been involved in plans to connect?
- Is the water supply town water or well? If town water, can this be supported without adverse affect on other residents?
- Will this be a private road or public road? If public road, can the DPW support this expansion?
- What Affirmative Marketing requirements has the builder used?
- Is there a requirement for a public agency or non profit organization to monitor this project?
- Is there a regulatory agreement in place and is the town responsible to use resources in this area?
- Is the builder required to obtain an approval letter from the designated State Agency?

Thank you for taking the time to address these issues regarding this project.

Lynn Hudak  
4 Oetman Way  
Lancaster, MA

## Noreen Piazza

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**From:** vtsdmailer@vt-s.net on behalf of Contact form at Lancaster MA <vtsdmailer@vt-s.net>  
**Sent:** Wednesday, April 25, 2018 11:37 PM  
**To:** Noreen Piazza  
**Subject:** [Lancaster MA] Goodridge brook (Sent by Samantha Belleveau, [REDACTED])

Hello npiazza,

Samantha Belleveau ([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:

Hello

A few questions about Goodridge Brook

How will this potentially effect the school system? With a school that is already at a high student to teacher ratio, what will be done to help the residents of Lancaster prepare for the influx of potential students?

How will this effect emergency services? Are our police and fire stations able to protect the current and future residents of Lancaster with the personnel on hand now or will new employees need to be added?

Where will all the potential vehicles park? Is a parking garage planned or is on street parking going to be the answer? If on street parking is the response will the road be wide enough for parking on both sides along with enough room for a car to travel in both directions? If there's a fire will a fire truck be able to reach its destination and be able to turn around?

Does the town have a fire truck that will reach the forth floor of the planned apartment buildings?

Is the town sewerage system capable of handling the potential increase of sewer usage that will be generated by this monstrosity? If not who pays for the upgrade?

What about the town water supply, how will that be affected? If it needs to be updated who is to pay for that?

Will side walks be added on Sterling road to make it safer for residents since there will be a major increase of motor vehicles traveling along that road?

Snow removal, how will it be removed without harming the surrounding wetlands?

Who will be responsible for maintaining the grounds and keeping the area clean?

How do you prevent the unsold/unrented units from becoming section8 housing?

Is there going to be any sort of playground/rec center created for the prospective families that will be living there? Kids need something to do in their neighborhood especially if they don't have a yard to play in.

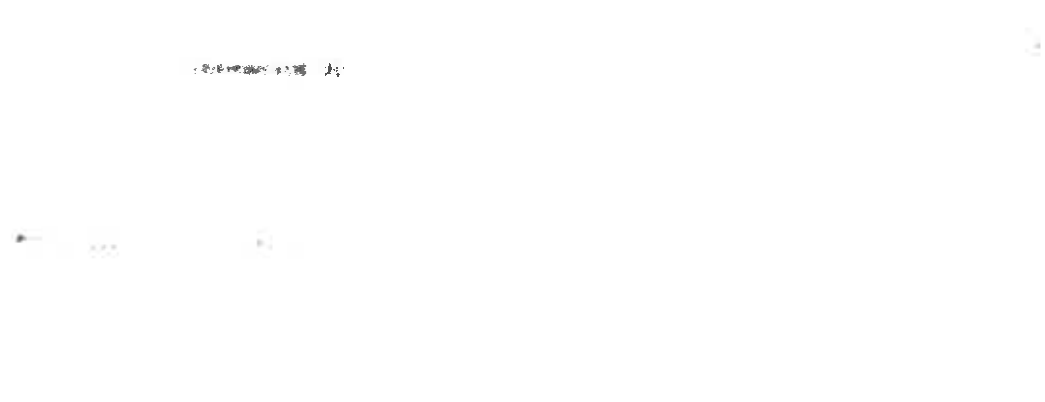
What is the environmental impact of this project on the town? Where will all the animals that reside in those 40+ acres be pushed to?

How can these issues be addressed without costing the current residents of Lancaster a tax increase?

What happens to the units if they don't sell as planned? What happens to the apartments if they don't get rented out at the rate asked for?

Has anyone inquired about his project in West Boylston to see if he followed "the rules" when building that 40b housing? How many of those units are filled?

Samantha Belleveau



To: Lancaster, MA Zoning Board of Appeals

Regarding the application for the proposed Goodrich Brook development on Sterling Street; I would like to submit the following questions regarding the potential impact of this development proposal. The concerns & questions have been generally separated by their topic.

Best Regards,

Glenn Sumner  
7 Myles Standish Rd  
Lancaster, MA 01523  


## Police

- What is the expected impact to the Lancaster Police department? Has the department had an opportunity to query nearby towns as to the frequency of calls experienced by similar developments and offer feedback in terms of impact to the department regarding officer availability?
- Will additional officers be required for the department? If so, what will be the cost of training and properly equipping those personnel?
- If additional officers are not hired, what would be the additional cost regarding overtime?
- Given the density of the development, is it more likely that responses by law enforcement would require multiple officers which would, in turn, cause the Lancaster Police Department to require an increase in the number of officers being actively present on each shift?



## Fire

- Do the plans meet all state and local requirements for fire codes?
- Has the fire department reviewed plans to confirm that adequate space has been allowed in the parking lots for a full response event, including adequate space to setup the equipment and access water supplies? Will this plan allow for a worst case situation in which snow may inhibit access to any portion of the development?
- Does the current plan provide adequate space for all emergency vehicles to turn, be positioned for use, and properly exit the premises?
- Would an emergency event such as an accident or fire in or near any unit of the complex prevent residents from leaving the area to evacuate, or simply carry on with normal business?
- Would there be adequate water supply available to battle a large scale fire in the complex?
- Does the Lancaster Fire Department currently have adequate equipment, human resources and training to provide coverage for buildings contained within the scope of this project?
- If additional resources are required, is there adequate space within the current firehouse configurations to house these resources?
- Is there an option to provide a second means of egress from the property? Any type of accident or other significant emergency situation near the exit would prevent all residents from fleeing the situation thereby posing a significant danger to anybody on the premises.
- Will access to all methods of egress be cleared of snow and debris at all times so that the safety of residents is not compromised?

## Miscellaneous on-site concerns

- Will there be ***permanent*** 24 hour on-site management staff for things such as
  - Unwanted visitors such as soliciting & loitering
  - Monitor noise complaints
  - Monitor parking violators
  - Monitor littering & trash issues
  - Contact the appropriate emergency service when a potential issue arises
  - Act as a liaison and focal point for safety officials and other queries
- Properly designed and well lighted signage directing traffic to the appropriate locations/building to minimize confusion and unnecessary traffic
- Are there safe locations, away from passing vehicles for school buses to safely stop for children that have gathered
- Adequate & safe space for school buses maneuver through the development?
- Properly designated, maintained & well lighted pedestrian sidewalks and well marked crosswalks?
- Speed bumps at appropriate locations to assure pedestrian safety?
- 24 hour security patrol to assure the safety of residents and their property?
- Security cameras installed, maintained & monitored by a properly trained security company to monitor the grounds?
- Will there be any safe location established for resident recreation?
- Will residents be allowed to have propane gas grills?
- Will there be any specific requirements for residents who violate rules, requirements or ordinances to pay fines that might reimburse the town for increased enforcement costs, especially for repeat offenders?
- Will there be an enforceable code of conduct for the property which allows for eviction when a prior established threshold has been met?
- Will the applicants and residents allow for registered sex-offenders to live in the development? If so, will it require that people already living on the property when become register sex offenders at a later point have to vacate the property?
- Will convicted felons be allowed to reside on the property, either as official residents or guests?
- Will all vehicles of residents on the property be required to be registered in Massachusetts and hold valid insurance?
- Will unregistered vehicles or any vehicle which appears to be of danger to residents be prohibited from the property?

- Will unregistered motorized vehicles, such as ATVs, golf carts, carts, scooters, mopeds, skateboards, etc be prohibited as these present a risk of injury or property damage where the operating individual may not have insurance to compensate the injured party?
- Will all residents be required to carry insurance that will offer a minimum level of financial protection for other residents and visitors in the case of injury, such as vehicle damage, property damage, personal injury?
- Will firearms be allowed on the property other than to qualified & authorized public safety officials?

### **Miscellaneous Questions:**

- Housing Production Plans (HPP) may be filed with the state to establish the steps a town might need to achieve with it's public safety, educational & municipal services goals that would better serve future 40b qualifying projects. Does Lancaster have a Housing Production Plan in process, or in place, is it certified? How could this help in planning future development projects?
- In the past, some developers have been known to "pad" the fees paid to contractors & subcontracts with inflated values in an effort to manipulate the financial costs of the project so the 40B funding process generate money that later is returned to the developer as a hidden profit. Will the Zoning Board of Appeals be directing an audit of the developer to assure that "padding" of all contracts and sub-contractors does not occur and that all costs & profits regarding the project are legitimate and meet established financial standards?
- Will the town of Lancaster be requiring stipulations in the deeds to all property that 40B compliant property must remain classified as 40B in perpetuity so the town does not eventually lose the proposed 40b structures from its future inventory as the properties change ownership?
- Will the town of Lancaster be requiring stipulations of the development and all future owners that no segment of the development will be converted to what is known as "Section 8" subsidized housing?
- Will the town of Lancaster be requiring stipulations that prevent the developer and future owners from purchasing units out of the project in an effort to change the 40B classification of those units?

## Ecology

I have concerns about the impact of the close proximity of a significant population near environmentally sensitive areas. Even if the buildings, and vehicles are not near the area, I hope the plans would include requirements that people, animals, stormwater and all other potential influences be kept away from the environmentally sensitive areas near the property.

- Has the been surveyed by a certified environmental biologist for the possible existence of protected species of plant or animal wildlife?
- Have ground water tests been performed to establish potential impact to the existing water table?
- As no surface drain system exists in that area, is there a MassDEP compliant plan to establish a stormwater management system that filters pollutants and protects abutting properties, particularly the wetland areas, from impact?
- What is the plan for legal snow storage and/or removal that follows state established guidelines?
- Will the snow removal plans impact environmentally sensitive areas?
- Will all water runoff be directed to locations that properly filter pollutants before discharging the water into the groundwater?
- Will access to environmentally sensitive areas, and abutters be protected by fences?
- Will recreational areas be designed to withstand expected usage without a negative impact to the surrounding areas?
- Will there be adequate perimeter fencing to protect residents from the wildlife often seen in this area? There are frequent sightings of coyotes, wild turkeys, deer, bobcats and an occasional black bear in this neighborhood.
- Will dogs, or other animals, be allowed in the development and if so, will there be designated areas and restrictions on where the dogs are allowed to minimize unsanitary situations and environmental contamination?
- Will exotic pets be prohibited from all units in an effort to prevent accidental or intentional release that might threaten public safety or the wildlife in the surrounding areas, especially those areas that are environmentally sensitive?
- Will any of the structures be equipped with solar panels?
- Will all structures meet or exceed local, state and federal requirements for roof & insulation and window energy efficiency?

- What fuel will be used to heat the development? Is natural gas available to the location? If not, will the developer be paying for installation and repaving of any affected services and all road surfaces?

## **Lancaster's Municipal Water**

At our home, water pressure varies depending on the time of day with lower pressures being observed during the 6pm to 9pm range. While the pressure remains acceptable most times, I have concerns regarding the impact of the addition housing units in the area. When the fire hydrants are being flushed, water pressure in our house is non-existent, in fact, opening the faucet results in air being drawn back into the pipes. This situation raises concern not only that the domestic water usage could impact us dramatically, but also that any event which causes the hydrants to be used will result in such a significant lack of water pressure that other homes in the area will be left with no domestic water or even worse, no ability for responding fire trucks to have access to water should there be simultaneous events at more than one location.

- What is the calculated water use of the development?
- What is the current water use the Lancaster water system?
- What is the maximum volume of water from current sources as approved by the Massachusetts Department of Environmental Protection?
- Will the maximum MassDEP approved rate of water flow exceed the 24 usage restrictions?
- Will any improvements to the existing water system, or increases to the water department capital equipment or human resources be required?
- What will be the town's remediation plan for residents who experience an unacceptable decrease in water pressure?
- Has the new & incomplete industrial construction on Sterling St been calculated into water supply impact?

## **Parking**

All data indicates that the average family in MA owns an average of 2 vehicles. As this property is not near any public transportation, it appears very likely that resident's only means of conducting daily business will be to drive a vehicle, which in turn will require adequate parking be allocated for each and every family. As it seems more likely that families will have teenagers and young adults that will be driving, and therefore also have additional vehicles, the number of units having more than 2 vehicles will likely far out weigh the number of units requiring only 1 parking space.

- Will the 120 apartments have adequate space for 240 vehicles?
- Will there be adequate additional parking for guests?
- What plans will exist for extra spaces for snow storage?
- Will extra spaces will be planned for residents to (re)move vehicles to allow for snow cleanup procedures?
- Is there an adequate plan for removal of snow from all fire lane areas and storage for that snow?
- Will the Duplex units also have adequate parking for 2 vehicles per unit, plus additional guests?
- Will there also be adequate space in the driveways for guests?
- Will overflow be allowed to park on the streets? Who will monitor on-street parking and notify violators? Will violators be tickets, or towed?
- If parking is allowed on the streets, who will maintain authority to assure there is adequate room for the safe passage of vehicles for personal access, service access and public safety access?
- Will the streets have "hard" curbs that prevent parking partially on the sidewalks or grass? Hard curbs would require much wider roads, though soft curbs could lead to abuse of vehicles being left on the side of the road for extended periods of time.
- Will the streets be wide enough to accommodate vehicles parked on the side of the road allowing adequate space for snow removal vehicles and emergency vehicles?
- Where will residents be required to park during snow storms as the maintenance crews clear snow from the parking lot?
- Will the maintenance crews be required to have adequate staff & equipment available to clear snow at certain minimum levels so that snow buildup does not become a safety issue?

## Education

Based on national statistics, which also apply to Massachusetts residents, the average number of children per household is 2.4. As the development is focused on low and moderate income families, there is good reason to believe these statistics will apply to all 176 multi-bedroom units in this development. This would translate to roughly 422 children under the age of 18. Assuming an even distribution of ages among the children, this would result in approximately 305 children within the kindergarten through 12<sup>th</sup> grade level and approximately 23 or 24 additional children in each grade. Here are the relevant potential numbers assuming an even distribution based on age.

\*All numbers are estimates

- 141 new students for the Mary Rowlandson School (MRE)
- 71 new students for the Luther Burbank Middle School (LBMS)
- 94 new students for the Nashoba Regional High School (NRHS)

### Current Lancaster/Nashoba School populations

- MRE - New students would be almost a 29% increase over the current 473 students for a total of 614
- LBMS - New students would be almost a 29% increase over the current 248 students for a total of 319
- NRHS - New students would be almost a 10% increase over the current 992 students for a total of 1,086

Lancaster currently has approximately 998 children in the Nashoba Regional School District. The development will increase Lancaster's total student population by approximately 30%.

Lancaster's FY19 assessment for the Nashoba Regional School District is \$12,613,085

Lancaster's average residential home value is currently \$315k, with an FY2017 tax rate of \$19.79per thousand. Assuming the average value were constant within each unit of the proposed development, the tax roles would bring in approximately \$1,247,000 in tax revenue. Of course this assumes the value of each apartment would maintain a comparable value level, which is probably excessively optimistic.

In summary, the development would generate an approximate increase of 30% in the student population while producing an approximate 10% of the total tax revenue. It is important to remember that these particular numbers do not include the potential cost increases to any other services within the town.

## Land Area Usage

Based on guidelines established for calculating the land areas for 40B compliant developments, a ZBA board could have the opportunity to claim a "safe harbor" from a 40B proposal due to the size of the project exceeding .3 of 1% of the land available for development. The calculation of the zoned land would include the total of all land zoned for Residential, Commercial & Industrial use. Among the areas that would be excluded from this calculation are "***water bodies, government land, land (zoned or unzoned) in which no residential, commercial or industrial use is permitted, and Previously Registered Inland Wetlands***". Was this calculation performed and submitted to state per requirements?

\*All acreage is approximate based on mapping data, and not official ZBA information

Lancaster has the following:

- Total 28.2 sq/miles or 18,048 acres
- 27.7 sq/miles of land or 17,728 acres
- 320 acres water
- Devens Land is 4872 Acres (approximate)
- Maximum land area without Devens = 12,856 acres \*including other areas that could potentially be excluded under the state guidance rules.
- .3 of 1 percent of available land in Lancaster is 38.57 acres, again this number could be even smaller if the town has more specific data regarding other areas that could be excluded from the maximum total area.
- Proposed development is approximately 45 acres

## Traffic impact



The development is expected to have 200 units. The average Massachusetts family has 2 vehicles per household, which results in approximately 400 resident vehicles, plus numerous additional service & delivery vehicles traveling every day, this could easily add 1000+ vehicle trips per day on this road.

- One entrance/exit for the development is included within the design
- Do Sterling Street and the adjoining roads meet Massachusetts DOT recommendations for road width, speed ratings, surface construction & drainage to meet this additional level of traffic?
- Will there be any improvements for pedestrian sidewalks, crosswalks, street lighting, etc on all adjoining roads?
- Is the road wide enough to provide safe passage for numerous passenger vehicles & large trucks passing bicyclists?

### **Economic impact to the Town of Lancaster**

As of 2015 (Most Recent year I could locate) Lancaster's median household income was \$96,813/yr

Based on MA Chapter 40B requirements, the income target for these units would be between 70% and 80% of this amount, or between \$67,769 and \$77,450 for a family of 4. Only 25% of the housing units in the development must meet these requirements, unless the developers choose to use a 50% of median income calculation, then they may reduce their affordable requirements to as little as 20% of the development.

The income required for purchased units may cost no more than 30% of the household income. The cost basis, assuming a 5% down payment, must include all payments to principal & interest for the mortgage, plus property taxes, association/condo fees and insurance. This translates to monthly payments between \$1,6994 and \$1,936.

The income required for rental property is based on 30% of the 70% income level, translating to a rent of \$1,694 which, according to the 40B rules, "rents must include the cost of heat and utilities or a utility allowance".

- How will the expected increase in costs to the town for all related education, public safety, infrastructure and any other possible items not compensated by the developer affect the taxes paid by residents?
- The Chapter 40B units have very strict income requirements and those will be based on a pre-construction tax basis where the post-construction tax basis could potentially be significantly higher.
- Increased taxes could very well result in 40B applicants initially qualifying for the properties but then not having adequate income to meet the increased bills after moving in.
- This dynamic also has a strong potential to lower the amount of money that could be applied to the purchase or rent of units, thereby affecting the financial expectations of the developers.

- At what rate will the 40B applications be approved and will it include the near term tax increases assessed to residents as a result of this project?

RECEIVED

APR 25 2018

COMMUNITY DEVELOPMENT  
AND PLANNING

Michan Griffin  
344 Parker RD  
Lancaster, MA 01523  
April 25, 2018

Noreen Piazza  
Planning Director  
Lancaster Zoning Board of Appeals  
701 Main ST Suite 4  
Lancaster MA 01523

Dear Noreen Piazza:

I have recently heard of the new 40B development proposed called Goodrich Brook Estates. This plan brings up some very serious concerns regarding its impact on traffic (safety) as well as the environment.

Last year our small town experienced three fatal car accidents. At least one of which happened on a section of road (route 70 in front of Kimball Farms) that has seen an increase in traffic due to development. Before we proceed with a project that will further increase traffic on a road such as route 62 we need to make absolutely certain that our roads will be able to safely accommodate the additional traffic. This needs to be done in a formal fashion by a third-party company not related to in any way the developer of Goodrich Brook Estates. If the roads are found to be unfit for the additional traffic a new plan would need to be developed and implemented by the town of Lancaster or a third party of the town's choosing at the cost of the developer.

As you may know this development is being proposed on an area of wetlands. This obviously raises concerns about impact to the environment. The following would need to be addressed before any such development could be approved.

- Where will they get their water?
- What sewer system will they use and is existing infrastructure capable of supporting this?
- Where will they put the snow that will need to be removed in the winter?
- Will there be annual inspections of the wetlands to ensure that such a large development is not having an impact and what would the recourse be if there were an impact?

Again, we would need a third-party company or expert to perform an impartial study for this.

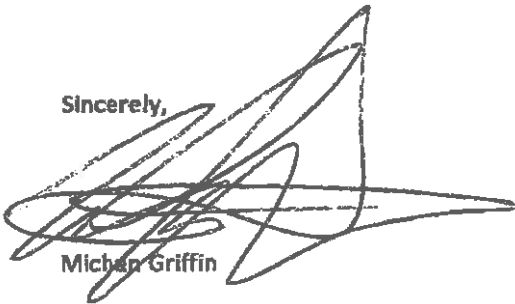
Finally, I urge you to keep lessons learned from working with developers in the past in mind as you work through this process. When the town of Lancaster approved the development of Eagle Ridge Estates there were negotiations and the town got a commitment from the developer that the roads would remain private

Noreen Piazza  
April 25, 2018  
Page 2

"In perpetuity". As you may know that deal was voted out last year. For this reason, I urge you, please, insure that the Town of Lancaster and its residents are protected in a way that cannot be voted away in future years.

I appreciate the time that it took for you to read this letter and I appreciate all the hard work that you do for this town.

Sincerely,

A handwritten signature in black ink, appearing to read "Michen Griffin", is written over a large, stylized, abstract scribble that resembles a star or a large 'X'.

Michen Griffin

RECEIVED

APR 25 2018

COMMUNITY DEVELOPMENT  
AND PLANNING

April 25, 2018

### Questions on the Goodrich Brook Proposal:

Police: Will additional police officers be required? If this is required what is the cost of this? Will there be 24/7 trained security people at this site?

Fire: Because of the size of this proposal has the Lancaster Fire department reviewed all aspects of this proposal? Water supply, equipment, additional officers, cost of training new officers etc. Might this require a full time department, rather than a call department?

Sewage: Has the treatment plant in Clinton been notified and reviewed this proposal if the plan is to use the present sewer line on Sterling Road? If the plan is to have an on site system has this been surveyed by an environmental biologist?

Education: What is the projected number of students that will be entering the Nashoba Regional School District? thereby, how many additional teachers will be required and additional building possibly?  
We were already looking at 2 1/2 over the because of school cuts!!  
these are just a few questions and there are hundreds more!!

Earl Wilnot  
67 Fitch Rd.  
Lancaster resident since 1940  
Property owner since 1967