

Noreen Piazza

From: Matthew J. Mayo <[REDACTED]>
Sent: Wednesday, April 25, 2018 3:14 PM
To: Noreen Piazza
Subject: FW: [Lancaster MA] 40B (Sent by Nicole Primpas, [REDACTED])

Another Noreen

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 1:59 PM
To: Matthew J. Mayo <[REDACTED]>
Subject: [Lancaster MA] 40B (Sent by Nicole Primpas, [REDACTED])

Hello mmayo,

Nicole Primpas ([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:

April 25, 2018

Nicole Primpas

397 Langen Rd

Lancaster, Ma 01523

I write today to express my concern over the development of a 40B housing project in Lancaster, proposed by Crescent Builders, Inc for Sterling Rd. Like many of the Lancaster residents living in the neighborhood adjacent to the proposed site I have concerns related to the size and scope of the Plan.

The currently proposal includes 120 residential apartments (consisting of 2 bedroom units) and 40 residential duplexes (80 single-family units) would be a significant increase to the town's population. This proposal is simply to large for our town of approximately 8,000 residents to reasonably accommodate. A project of this scope and size would tax our public safety, educational, and social service resources as well as have a detrimental Environmental impact.

This building site and adjacent parking lots will alter the pattern of existing groundwater flow, exacerbating the existing Conditions in surrounding neighborhoods. Residents on those streets and others in the area already contend with drainage problems after heavy rains, resulting in flooded basements and yards. There is also concerns as to the impact on the wetlands and displacement of local wildlife.

This project as proposed will have directly impact public safety. With an expansion of the population of this magnitude there would be an increase increase in traffic and would potentially threaten pre-existing residences. Additionally, with only one entrance and exit on Sterling Road would make access difficult for emergency vehicles. Furthermore, such an increase in population will also severely impact our local police, fire, and EMS / rescue.

Conservative estimates suggest there would be a influx to the student population of approximately 200 pupils. This surge would have a profound and devastating effect on the educational resources of our town creating overcrowding in our schools and busses.

Residents who live near the project site agree the town needs more affordable housing, but say this location is not suitable. In closing, I strongly urge you to consider the input from local landowners and residents who believe the plan would negatively impact the quality of life in the area.

Sincerely,

Nicole Primpas

RECEIVED

APR 25 2018

Ken Stenton
202 Hilltop Road
Lancaster, MA

COMMUNITY DEVELOPMENT
AND PLANNING

April 25, 2018

Noreen Piazza

Re: Proposed 40B Project off Sterling Road

Dear Ms. Piazza,

As a resident of Lancaster since 2008, and a relatively close neighbor to the proposed 40B housing project off of Sterling Road, my wife and I have several concerns.

We have seen the site plan and understand the development to contain approximately 200 units. Our concerns are as follows:

1. Public Safety

- a. A development of this size with limited access/egress could be an issue for fire and other emergency services within the development itself. Have all precautions been addressed to the satisfaction of the town?
- b. The increase in traffic along Sterling AND on George Hill where we and many of our neighbors walk and bike for exercise may cause a hazard. Would the plan for the development call for the developer or State to subsidize the addition of sidewalks and/or bike paths to minimize the risk, or would this burden fall on the town property taxpayers?

2. Infrastructure and Services

- a. Will the addition of these units to the town sewer system and water supply precipitate a move to bring sewers and water to those of us on nearby roads such as Hilltop Road where we live? If so, will we be subject to a "betterment" fee or to attach (at our cost) to the system?
- b. Will the addition of potentially another 600-800 children to the school system drive the need to build more facilities? Will this be subsidized by the developer or State?
- c. Is there a stipulation that the developer must submit an infrastructure impact report including services affected such as water supply, sewer, fire, police, etc.?

3. Conservation and Environmental Impact

- a. Will there be a stipulation that the developer will do an environmental impact report on the site? Will it be available to the public in time to respond?
- b. What stipulations are in place to make the property in compliance with the standards of the surrounding neighborhood regarding esthetics?
- c. How will the addition of such a large and dense number of units impact the surrounding area with regard to noise pollution, traffic and carbon footprint?

4. Other considerations

- a. Resale of units. Will there be a stipulation that the developer cannot buy and subsequently rent units that are sold by the initial 40B buyer? Is there a stipulation that there cannot be an increase in Section 8 rentals from the initial number allotted by the town planners?
- b. Cost Monitoring. My understanding is that under the 40B designation, the builder is capped at a 20% profit. Will there be a stipulation that all subcontractor bids and subsequent billings will be subject to town planning audits?

Thank you for your availability and attention to these concerns. We only recently were made aware of this project and so have not been able to completely gather our thoughts on its impact. We know there is a town planning meeting on the 26th and wanted to get these initial concerns on the table. We will probably have more questions as we further consider the development.

Once again, thank you.

Respectfully yours,

Ken and Becky Stenton

Town of Lancaster Massachusetts
Prescott Building
701 Main Street, Suite 4
Lower Level
Lancaster, MA 01523

Matthew Mayo
Chairman, Board of Appeals

Dear Mr. Mayo,

First, thank you and your Board for your service to the residents of the Town of Lancaster by your dedicated efforts and work. It is much appreciated. I am writing concerning questions I have for the Developer of the proposed "Goodridge Brook Estates" project. I would appreciate if you would pass them on to the Developer or their representative when you meet.

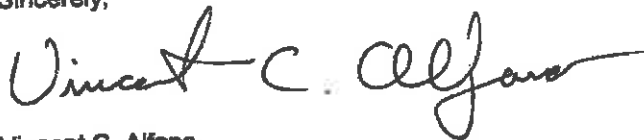
Impact on Lancaster Public Safety Services:

Our Police, Fire, and Emergency Medical Services currently do an *outstanding* job of providing effective, professional public safety response and services to our community. However, with their current resources, these agencies are hard pressed. The addition of so large a project, particularly one involving large rental complexes, and their associated issues, will SIGNIFICANTLY add to the call volume of each of our Public Safety agencies. My question to the Developer is;

"What SPECIFIC steps and tangible actions will the Developer, at their expense, take to provide additional support to each of our Town Public Safety agencies to manage the unbudgeted increase in calls for service that will be directly and proportionally linked to the large size of this project? Will the Developer fund additional Public Safety personnel staffing? Will the Developer support staffing funding yearly beyond startup, on an ongoing basis? Will the Developer assist in providing any additional equipment to our Public Safety agencies to allow them to manage an increase in call volume associated with this project? Has, or will the Developer commission, at their expense, a comprehensive, professional Impact Study outlining and detailing exactly how the scope and size of this project will affect the daily workload of each of our Town Public Safety agencies?"

Development is a fact of life for every community. In most cases, development is healthy for a community. However, any development must be controlled and limited in scope such that it does not directly affect the quality of life, safety, value, and character of a community. I fear this project, in it's proposed form, is simply too large in scope for this community to bear with our existing infrastructure. Any Developer is in business to make money for themselves. That is the nature of business itself. But for a few to profit, at the expense and sacrifice of an entire community, is not a fair deal. My question is but one of many that residents will have for the Developer of this project. I know the Board will do their due diligence in ensuring the best for our community, and fairness to the Developer. Thank you for your efforts. I can be reached any time at [REDACTED]

Sincerely,



Vincent C. Alfano
117 Shirley Road
Lancaster, MA 01523

Noreen Piazza

From: Matthew J. Mayo <mmayo@gardient.com>
Sent: Wednesday, April 25, 2018 9:50 AM
To: Noreen Piazza
Cc: Debra Dennis
Subject: FW: [Lancaster MA] Goodridge Brook Estates (Sent by Robert and Laura Alix, [REDACTED])

(3 of 3)

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

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

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

Sent: Tuesday, April 24, 2018 9:08 PM

To: Matthew J. Mayo <mmayo@gardient.com>

Subject: [Lancaster MA] Goodridge Brook Estates (Sent by Robert and Laura Alix, [REDACTED])

Hello mmayo,

Robert and Laura Alix ([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:

Mr. Mayo,

We are writing in regard to Goodridge Brook Estates and a number of questions which it has raised. The 40B system is in place to ensure that much needed affordable housing is available across Massachusetts. However, many of these units set aside under 40B end up resold at market rate. How will the zoning board ensure that the units built under 40B will remain under that umbrella upon resale? If units that are listed under 40B are not sold during required timeframes, what safeguards will be in place to ensure that the developer can not buy back these units? If the developer does sell units at market rate after the 40B sale period, what safeguards are in place to ensure they are not profiting beyond the 40b limits? How is the town of Lancaster ensuring that 40b units will have equal amenities to the market rate units, i.e. central air, similar common area etc? This development will impact both pedestrian and vehicular traffic in the area. What traffic studies have been conducted or will be required to make sure current infrastructure in this area can handle added traffic? Who is responsible for conducting and funding said traffic study? What safeguards will be put in place for pedestrian traffic in this area? Who will be responsible for providing additional sidewalks for pedestrian traffic in the area? What requirements for sidewalks are in place within the proposed development? The number of units has the potential to impact the number of students within the Nashoba Regional School district. How is this potential impact being accounted for or understood? What financial safeguards are in place if there is

immediate detrimental impact to the school district infrastructure/capacity? How will proposed development impact our relationship with our partners within the Nashoba Regional School District?

If proposed development is connected to town water supply do, we currently have the capacity to meet its needs? Who will pay for feasibility study if they do connect to town water supply? If the proposed development has its own well water supply, how will they manage this new water district? Who is responsible for ensuring this water meets state requirements?

Is this development going to connect to the Clinton waste water treatment system? Is Clinton willing to accept a development of this size on their system? What safeguards are in place to protect the town of Lancaster from incurring costs for adding capacity to the Clinton waste water treatment plant? Who is responsible for ensuring capacity is in place at current waste water treatment plant?

What safeguards are in place to mitigate contamination of wetland in area of this development from failure of waste water infrastructure within the development?

Who will be responsible for conducting and paying for full environmental review of this site? Is MEPA conducting a study of the environmental impact of that land? What safeguards are in place to ensure contamination does not occur during construction? What safeguards will be in place to contain number

2 fuel from contaminating wetlands if that is fuel source for heating proposed units?

What impacts will this development have on current municipal services within town, i.e. fire, police and DPW? Do we currently have fire apparatus that could handle a multi-unit fire within the proposed apartment building? If the proposed multi-tenant building can not be serviced by our current fire apparatus, is the developer responsible for bearing the cost as their project now requires us to have this equipment? Where would this new fire apparatus be housed? How will new development impact current staffing levels at these municipal service providers?

Sincerely,

Robert and Laura Alix
61 Woodland Meadow Dr
Lancaster, MA 01523

Noreen Piazza

From: Matthew J. Mayo <[REDACTED]>
Sent: Wednesday, April 25, 2018 9:50 AM
To: Noreen Piazza
Cc: Debra Dennis
Subject: FW: [Lancaster MA] Goodridge Brook Estates (Sent by Timothy MaLaughlin, [REDACTED])
Attachments: [REDACTED]
lancaster_zoning_board.doc

Noreen and Debra,

I am going to forward you a series of comments I have been receiving from residents via e-mail. Starting with this one (1 of 3). Can you share with the other board members?

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

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

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

Sent: Tuesday, April 24, 2018 10:42 PM

To: Matthew J. Mayo <[REDACTED]>

Subject: [Lancaster MA] Goodridge Brook Estates (Sent by Timothy MaLaughlin, [REDACTED])

Hello mmayo,

Timothy MaLaughlin ([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 have attached a document expressing my major concerns with the proposed project. This is a horrendous project.

Timothy J MaLaughlin Jr
21 Poulin Drive
Lancaster Ma

4-19-2018

Lancaster Zoning Board Of Appeals

I am writing to the board to express my many concerns in regards to the proposed Goodridge Brook Estates housing project. As many have elaborated upon, this project is enormous in scale for the town of Lancaster. This project will bring forth significant issues that need to be addressed by the town of Lancaster, as well as the developer.

Environmental Impacts

This project will create significant environmental issues. A major environmental issue is habitat concerns. This area supports high concentrations of animals including mammals, birds, and invertebrates. As an abutter, it is not uncommon to see 10-20 deer per night on the eastern edge of this property, as well as foxes, turkeys, deer, and the occasional bear. A large presence of salamanders could exist on this property due to the presence of vernal pools. Has an environmental performed analysis on this parcel? Will adequate measures be taken preserve these habitats? Will the developer be held responsible if such environments are destroyed? Will the developer be held accountable if or when he breaks such promises? Landscaping concerns arise due to the proximity to such environmental buffers. Will the landscaped green spaces be required to use low nitrogen/ phosphors fertilizers due to the proximity of wetlands? Will proper steps be taken during the winter to ensure that deicers are not used around these buffers? Will residents be prohibited from dumping yard waste on these buffers?

As an abutter, it is great concern that we will be losing many acres of forest. Has the developer provided a cutting plan? If the cutting plan has been submitted, and can it be reviewed by the public?

Traffic Impacts

Traffic in this area is very heavy. This project could add a significant amount of vehicles. Have any recent traffic studies been performed? Will sidewalks be installed the whole length of Sterling Road? Will the developer install new railroad crossings on Sterling Road? Will the developer be required to perform upkeep on these new roads being built? Will the developer be responsible for widening Sterling Road, as it is very narrow in its current form? The project provides one entrance and one exit, will other entrances and exits be constructed?

Public Utility Impacts

This project will use public utilities that include both water and sewer. Lancaster has an inadequate supply of water for the population it currently serves; will the developer provide funds to develop another supply of water? This development will utilize public waste disposal, will the wastewater treatment facility be able to serve this housing development? Will the developer pay to upgrade the system if needed? Will the developer provide any funds for the water department to better serve this new community? Can this developer ensure enough water can be supplied in the event of a fire?

SightLine and/or Noise Impacts

This project is situated so it will be visible from nearby housing units. Have any sightline impact studies been performed? It would be puzzling if one was not to be conducted as the apartment buildings will be four stories tall. This project will also create light pollution. Has the developer developed a plan to deal with the light pollution? Will this project will be in compliance with the international dark skies compliance? Will street lights be prohibited from this development? This project will also create noise, have any noise impact been performed? Will dogs be allowed?

Public Education impacts

This project will add a significant number of children to the schools. We reached out to the superintendent of schools and she was unaware of this project and agreed that enormous impact will arise from this project. Will a trust fund be created to fund any new expansions needed to fund new schools and or additions? Will the developer pay to have a study performed that is accurate, and performed by an independent firm? Has a fiscal analysis been performed to analyze the negative tax growth associated with this project?

Fire and EMS

Lancaster has a very small fire department for the population it currently serves. The town relies on many call firefighters. This project could potentially add a thousand new residents. That would mean that the fire and EMS department would need to serve an influx of new residents with the equipment they currently have. Will the developer provide any funds to add fire personnel to serve this new community? Will the developer provide any funds to upgrade fire apparatus to better serve the new community?

Police

As I alluded to earlier this project will create an abundance of new traffic. Will the developer provide any funds to the police department to deal with potential crime, traffic, noise complaints etc? Will this project have its own dedicated security personnel? Will the developer provide funds to add personnel to the police department?

Housing Impacts

This project will consist of 120 rental units. Will the town and or developer ensure that section 8 housing does not occupy a significant portion of the rentals? How can the developer say that this project blends into the landscape, when four-story apartment buildings are to be built? Will this project have any relation to the project it abuts known as "Jones Crossing"?

Water table Issues:

As a resident of Poulin Drive, many residents face drainage issues and require the constant use of sump pumps. The proposed development overview mentions nothing about any sort of hydraulic study to be performed on this parcel. Will any hydraulic study be performed to ensure stormwater runoff will not be detrimental to abutters? Will the developer construct a drainage channel that will dispose of runoff water? The current drainage channel runs southeast to discharge into Goodrich brook; will environmental impacts be performed at the runoff location and or Goodrich Brook? Also, will a

permeability analysis be performed? The permeability analysis seems necessary in this case due to the large parking lot that will be constructed. The parking lots that were drafted in the plans were in no way shape or form adequate for the number of apartments proposed. The provided plan drawings are very misleading and are not very practical.

Green Space

It seems that the space left open is specifically wetlands. This plan does not dedicate any open space for the residents that will live in the apartments. This development abuts parcel 34. This currently is open agricultural land. Many developments in Lancaster are required to preserve open space. In this case, the developer should be required to purchase parcel 34A to preserve it for future generations. Is such a plan being considered? Will the developer provide any recreational areas that do not affect any wetlands areas?

Developer

This particular developer brings forth a lengthy track record from other area towns. Has the town explored the history of this developer? Can the town ensure that the developer is capable of working with such restrictions that will exist with this project? Does this developer represent what is best for our community?

Overall the scope of this project seems to be quite large for this area. It is one unit away from being considered too large. This type of project needs to be analyzed by many different jurisdictions. I would like some certainty that the appropriate steps will be taken to ensure appropriate measure will be taken to analyze the effects of this project. It is very unfortunate to have to be dealing with this nightmare all over again. The town of Lancaster deserves much more than this project has to offer.

Sincerely,

Timothy MacLaughlin Jr

21 Poulin Drive Lancaster Ma

Noreen Piazza

From: Matthew J. Mayo <[REDACTED]>
Sent: Wednesday, April 25, 2018 9:50 AM
To: Noreen Piazza
Cc: Debra Dennis
Subject: FW: [Lancaster MA] Proposed Goodrich Brook Estates (Sent by Diane Potter, [REDACTED])

(2 of 3)

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

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

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

Sent: Tuesday, April 24, 2018 10:23 PM

To: Matthew J. Mayo <[REDACTED]>

Subject: [Lancaster MA] Proposed Goodrich Brook Estates (Sent by Diane Potter, [REDACTED])

Hello mmayo,

Diane Potter ([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:

To the Lancaster Board of Appeals, I have some concerns regarding the proposed Goodrich Brooke Estates that I would like addressed at the next board meeting on Thursday.

Has the impact on our school system already been assessed? Specifically with the addition of 230 units to the town, there must be an expectation that a portion of these units will include school age children. According to the United States Census Bureau 20.2% of people in Massachusetts are under the age of 18. The current Jones Crossing subdivision already being built has 32 units. Applying that statistic to 262 units would add at least 53 additional children to the school system. This will increase the cost of bus routes requiring additional bus drivers, and will the current buildings for the schools such as Mary Rowlandson Elementary and Luther Burbank Middle School be able to house the additional children? Any costs associated with increasing the attendance at these schools should be investigated and added to the developers cost. Has the superintendent of schools been contacted to see if it's feasible to add that number of children to the school system while ensuring the safety of the children? Do additional teachers need to be hired?

Also using the United States Census Bureau statistics, the average persons per household, 2012-2016 in Massachusetts was 2.54. Applying this statistic to 230 units results in an additional 584 people. Adding in the Jones Crossing subdivision already being built with 32 units adds another 81 additional people. This creates a total conservative estimate of 665 additional people added to the town in a relatively small area. Have additional sidewalks, walkways,

and crosswalks been factored into the development to be payed for by the developer? Are there plans to put in traffic lights to support the additional pedestrian and vehicle traffic?

Where is the snow going to be stored for this large development? Statistics put cars per household in Massachusetts between 1.3 and 2 which means an additional 341 to 524 vehicles. This seems like a safety issue in such a small location - will fire trucks and ambulances be able to get into the development in a timely manner with only one road essentially providing access to the development? With that many additional vehicles on the road has the cost of maintaining the road conditions been assessed and included?

Will additional police officers need to be added to the police force to ensure public safety? For that increase in vehicles and population there should be an expectation that to ensure public safety increases will have to be made to police forces, fire departments, etc. According to the Lancaster MA web page, the town has 8,055 residents. The 2 developments together will be increasing the population by 12%. This is a significant increase and we cannot assume that the current infrastructure will ensure that the safety of the public can be met.

With the Jones Crossing subdivision already being built, does that not allow for some time to assess the addition of residents to the town prior to approving the permit for Goodrich Brook Estates? Hasn't Lancaster shown that the community is working towards supporting affordable housing, and is allowed some breathing room (safe harbor) prior to approving this much larger development?

On a personal note, my home has had multiple instances of water issues where it came up from under the ground and flooded my basement. So much so that we had to install a sump pump to prevent the basement from being flooded. I would like to see the plan for ensuring this development does not make the situation worse when it comes to drainage.

Does the ZBA plan to negotiate reductions in density or the scale of the proposed development? If not, I hope there is a plan to add additional conditions onto the permit to address some of these issues.

Has the developer requested any waivers from local bylaws or ordinances and regulations? If so, what are they? Has the ZBA already drafted preliminary conditions of approval for this permit? If so can that be made public?

Sincerely,

Diane Potter

118 Deershorn Road

Lancaster, MA 01523



Noreen Piazza

From: peter James [REDACTED]
Sent: Wednesday, April 11, 2018 3:29 PM
To: Noreen Piazza
Subject: concern over new apartments

Hi, I am writing on behalf of why we are AGAINST the new construction of apartments in Lancaster. See, we moved here to escape the downfall of Dedham, our town where we lived for many years once we started a family. So, we had searched for many smaller towns west of Boston where rapid development had not occurred yet and also where quite frankly people from Boston had never heard of the towns that exist far west of route 495! So, we took advantage of the very affordable housing prices out here (and they still are 50% less than inside 495), the smaller schools with higher teacher / student ratios and the quality of the schools as well. Small town life is better, for all ages and there's no advantages to having building many housing complexes for the low income sector. When Dedham did this, it attracted, sadly, a portion of troublemakers and people with poor family roots, values and desire to keep the quality of the town. Crime went way up, the police logs soared weekly in the paper, robberies were common, house breakins...the list goes on and on. Schools were overcrowded and started having problems with the new kids that came to town. We moved as it became obvious to us, and others this was the trend and there was no stopping it.

So, having lived thru this, it's clear this is where Lancaster will end up. High crime, overcrowding, more costs to taxpayers and those on well-fare living for free in our town.

I hope this never passes, as no good comes of it. The town is not prepared to deal with these downfalls and was not originally designed for it as well. We must be realistic and display a little pride and some old fashioned stubbornness to preserve what we find special out here. I'm sure it will be a fight for those opposed to it - or maybe not...

Thanks for listening!

Peter James
Lancaster Resident for 5 years and counting

Noreen Piazza

From: Cecilia Thurlow [REDACTED]
Sent: Wednesday, April 11, 2018 7:34 PM
To: Noreen Piazza
Subject: RE: [Lancaster Mass] This is how they are trying to avoid the...

Mrs. Piazza,

I wish to express my shock at that development proposed for Dave Kilbourn's and Tyrone Jones's properties on Sterling Road. Sterling Road has thousands of cars every day and night speeding up and down this road. What do you think adding more traffic does for this road and the taxpaying residents? Why was this kept such a big secret to within days of the meeting to push this thing through? Looks like it is another solar farm secret. Let's hope it suffers the same fate.

Cecilia E. Thurlow

From: John C. Schumacher-Hardy [REDACTED]
Sent: Wednesday, April 11, 2018 11:47 AM
To: Lancaster Mass
Subject: Re: [Lancaster Mass] This is how they are trying to avoid the...

John C. Schumacher-Hardy [commented on Joanne Janowski MacLaughlin's photo in Lancaster Mass.](#)



John C. Schumacher-Hardy

1:39pm Apr 10

Note the endangered, protected ones... are there any at the proposed development site??

[https://www.massaudubon.org/learn/nature-wildlife/reptiles-amphibians/salamanders/salamander-species-in-massachusetts](#)

Comment History



Sparty Fletch

9:29pm Apr 10

Email the planning board with your concerns - Email npiazza@lancasterma.net



Sparty Fletch

9:32pm Apr 10

Email the planning board with your concerns - Email npiazza@lancasterma.net



Cecilia Thurlow

2:55am Apr 11

Will do. I'm willing also to mail fliers, Tim.



Peter James

7:46am Apr 11

Good one Thanks as I'll be working that night



John C. Schumacher-Hardy

11:45am Apr 11

Note the endangered, protected ones... are there any at the proposed development site??

<https://www.massaudubon.org/learn/nature-wildlife/reptiles-amphibians/salamanders/salamander-species-in-massachusetts>

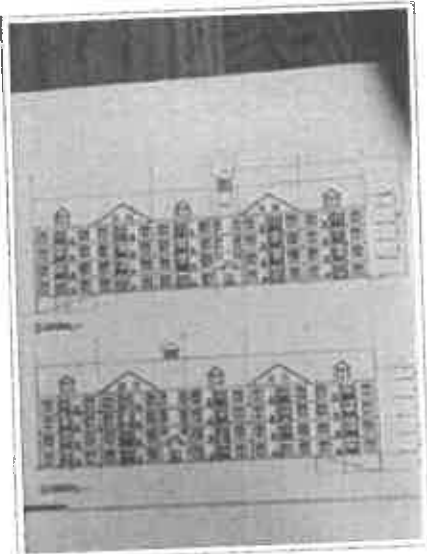
[View All Comments](#)

[Original Post](#)

7:41am Apr 9

Joanne Janowski MacLaughlin

This is how they are trying to avoid the wetlands. However, last night there were 6 deer in the Deershorn Road field. Where are they going to go? They live in those woods.



Noreen Piazza

From: Shelly Sacovitch [REDACTED]
Sent: Wednesday, April 11, 2018 1:18 PM
To: Noreen Piazza
Subject: New housing in Lancaster

I have been made aware of a new housing development being proposed in Lancaster. My understanding is that it has a significant number of apartments. How are the schools going to handle this increase in students? I have 2 children at Mary rowlandson. I also know the high school is already overcrowded.

Where can we find more information out about this? Will town members be able to vote on this in opposotion?

Michelle Sacovitch
100 Devonshire Way

Sent from Yahoo Mail on Android

Noreen Piazza

From: Heather Almeida [REDACTED]
Sent: Wednesday, April 11, 2018 12:39 PM
To: Noreen Piazza
Subject: Proposed Goodrich Estates

Dear Ms. Piazza,

I hope that there is a way to stop this proposed plan for the Goodrich Estates. I unfortunately will not be able to attend the meeting on the 26th so I want to openly voice my concern!

I think it is rather careless of the town of Lancaster to proceed with this project. A project of this magnitude will be catastrophic to the town.

My children attend Mary Rowlandson where I feel will be hit hardest. The classroom size is already at capacity. Allowing these proposed rental properties that are not going to be paying the same tax rates as single family homes is going to be a burden to the school?

I am also concerned that my road, which is already an over traveled narrow road, will become more dangerous with the increase in traffic due to these proposed homes being adjacent to it.

I feel like if the Goodrich Estates goes in the only way to compensate will be yet another tax increase. A tax Increase will make it so that I can no longer afford to live in my home! A community that I have lived in since the 90's!

Please encourage the town to act responsibly in this.

Thank you,
Heather Almeida

Sent from my Verizon, Samsung Galaxy smartphone

Noreen Piazza

From: vtsdmailer@vt-s.net on behalf of Contact form at Lancaster MA <vtsdmailer@vt-s.net>
Sent: Wednesday, April 11, 2018 10:45 AM
To: Noreen Piazza
Subject: [Lancaster MA] Proposed new Project off sterling road (Sent by Paul Newton, [REDACTED])

Hello npiazza,

Paul Newton ([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 I am writing as I do not believe that I can make the meeting on the 26th, but as a long time resident of Lancaster and Poulin Drive I feel it would be a mistake to try and put that much congestion into such a small area. I was already concerned with the other housing development going up and impact that would cause on the area. I cannot imagine what it would be like adding 80 townhouses and 120 apartments. I would ask that you reconsider this please.
thank you

Noreen Piazza

From: Jen [REDACTED]
Sent: Tuesday, April 10, 2018 7:59 PM
To: Noreen Piazza; [REDACTED]

Hello Ms. Piazza and Mr. Mayo -

I was reading about the new condo and apartment development project slated to go in in North Lancaster in the paper where Ms. Piazza commented that she hadn't received many concerns. This was surprising to me as there are many questions that seem unanswered.

Do you know any of the following...

1. Is this development going to have Lancaster water? If so, is this sustainable?
2. Will the schools be able to handle a sudden influx of students?
3. Is this development a go? Meaning, no matter what the outcome is of the end of April meeting, is the development still going to be started?

Thank you for addressing these concerns and questions.

Jen Fletcher
Lancaster resident
Get [Outlook for iOS](#)

Noreen Piazza

From: vtsgmailer@vt-s.net on behalf of Contact form at Lancaster MA <vtsgmailer@vt-s.net>
Sent: Monday, April 09, 2018 9:49 AM
To: Noreen Piazza
Subject: [Lancaster MA] Goodrich Brook Estates (Sent by Joanne MacLaughlin, [REDACTED])

Hello npiazza,

Joanne MacLaughlin ([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:

Joanne MacLaughlin
21 Poulin Drive
Lancaster, Ma 01523

Dear Noreen Piazza,

I am writing with many concerns about a project that many of us in the surrounding area have just become aware of off of Sterling Road. The builder is Crescent Builders out of West Boylston. They would like to construct pursuant to Massachusetts General Laws Chapter 40B, Section 21, 120 residential apartments and 40 residential duplexes (80 single-family units), access roadways, common areas and other amenities. This will be located at 0 Sterling Road, Assessor's Map 41 as Parcel 34B. I am wondering if the Board has looked into the reputation of this builder. The West Boylston Zoning Board of Appeals shut down the 40B project at 94 North Main Street, West Boylston. The developer, Iqbal Ali of Crescent Builders, who, nearly three years after he effectively bought the permit from the previous owner, failed to secure numerous requirements and funding for the project to move forward. He has also had stop building orders in Shrewsbury.

As a resident of 21 Poulin Drive, off of Deershorn Road, this will highly impact our traffic flow. Currently they are building 36 houses at Jones Crossing off of Deershorn Road, and another 14 houses planned to be built off of George Hill. This too will affect the traffic on the streets in this area.

Our water has been horrendous over the past few years. I contacted Kevin Bartlett in September of 2017 with my concerns about the amount of chlorine in our water. He said the state had mandated that the water be chlorinated due to the amount of bacteria found in our water. After taking a shower I smelled like I had swam at the state pool. Kevin Bartlett's words were, "I do apologize for the inconvenience of the water quality, we are dealing with an aged water infrastructure and are working hard on upgrading the 100 plus year old system thru town." How will the water be affected with this many more households being serviced from this same tank? Is there enough water pressure to accommodate sprinklers in a four-story apartment building and also adequately provide water for the hydrants in the area? The residents of Deershorn Road are also very concerned is that with the bulk of the property being developed, there would be a significant reduction in the ability of surface water to seep into the ground and I'm not sure if there is a surface drain system existing in that area, or if there would be any opportunity to tie into such a thing for drainage. Currently, many houses have pumps in their basements that need to be used when there is a lot of rain. Will this just make matters worse?

As a teacher for Shrewsbury Public Schools and I know how an influx of children can affect the quality of education that children receive when the number of children per classroom is increased. Another concerned citizen ran some numbers, if the 176 multi-bedroom units have the national average of 2.4 children per household, that results in 422 kids age 18 or younger in this proposal. Of those, about 302 would be in the K thru 12 age range. Assuming a constant of \$10,550 in local real estate tax cost to educate each child, that would result in a cost of just over \$3.2 million in additional cost to educate the children.

Since there is no solid comparison for the potential value of this property, let's compare it to the Briarwood building in Clinton's Woodlands development. That building has about 36 units with an average value of \$205k.

At that value, the Lancaster proposal would evaluate at about \$41 million.

With Lancaster's current tax rate, the total tax collections for such a project would be about \$804,830, With a constant 68% of that income going to the school system, that places the tax payers in an approximate \$2.7 million hole to educate these children. The NRSD, Superintendent of Schools, Brooke Clenchy, was just made aware of this project and said that they will now be looking into it.

I'm sure many of us moved to Lancaster because it was not busy, houses were not built on every acre of empty space, it still had the small-town feeling.

I am not against building in general but there has to be a limit to the amount of housing that is being built in the same area. For 60 years I have watched the deer in the field across the street on Deershorn Road, we used to slide on the hill, hike through the woods. This too will be another lost memory not to be appreciated by children in the area. With the social/emotional impact of our technological, rushed society, studies have shown that this is exactly what children today need.

I hope you will take into consideration all of the concerns of the residents of Lancaster.

Thank you,

Joanne MacLaughlin