

Debra Dennis

From: Noreen Piazza
Sent: Friday, May 4, 2018 11:22 AM
To: Bob Baylis; David Stadtherr
Frank Sullivan (francis.sullivan@comcast.net); Hannah Meyer
Mayc; Sarah Gulliver
Cc: Debra Dennis; David Koonce
Subject: FW: [Lancaster MA] 40B Sterling I.Ali project/public comment (Sent by Cara Sanford,

The following is a public comment letter fort the GBE development.

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

From: Matthew J. Mayo
Sent: Friday, May 04, 2018 8:14 AM
To: Noreen Piazza
Subject: FW: [Lancaster MA] 40B Sterling I.Ali project/public comment (Sent by Cara Sanford,

Additional comments

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

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

From: vtsdmailer@vt-s.net [mailto:vtsdmailer@vt-s.net]
Sent: Friday, May 04, 2018 8:07 AM
To: Matthew J. Mayo
Subject: [Lancaster MA] 40B Sterling I.Ali project/public comment (Sent by Cara Sanford,

Hello mmayo,

Cara Sanford 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 Mr. Mayo and Fellow Members of the Zoning Board of Appeals,

About the proposed Iqbal Ali/Crescent Builders project on Sterling Road. If this project receives any state funding, such as from the Massachusetts Housing Partnership/MA office of Housing and Community Development, it is required to file with the MEPA office. The MA Office of Housing and Community Dev can withhold their funding unless all state environmental permits are received, which means MEPA and their MEPA certificate before construction can begin. The size and scope of this project triggers MEPA review, assuming that this project does receive state funding from any

agency. I have communicated with the MEPA office to ask about this (that is, that a project of this scope which also is going to get state funding triggers MEPA and the answer is, yes). These attached Board of Directors meeting minutes from a prior MHP Board of Director's Meeting on an Iqbal Ali project in West Boylston suggests that Mr. Ali may be receiving state agency funding on this proposed 40B on Sterling Road too, and, thus, will trigger the MEPA filing and review.

This is important because the MEPA process is a public inclusion process that stresses the "avoidance, minimization, and mitigation" of a project's impact.

This means that there are two levels of review on this project, the local land use boards and the state level MEPA review. MEPA review takes into consideration environmental, traffic and other infrastructure concerns. It is not, in my opinion, a carte blanche that a proposed 40B gets to assert itself as a de facto reality into a community unless it, like other development projects of its density and impact, undergo sufficient environmental and community impact review and either reduce or mitigate the project. During the MEPA process, the public gets to write comment letters and, generally speaking, the MEPA lead reviewer incorporates those comments and concerns into the review process that the developer must address. It is a wonderful tool for public inclusion and environmental review, in my opinion. I request that the Lancaster ZBA get proof from Mr. Iqbal Ali whether he intends to apply for state funding on this project, and, if so, proof that he has filed with MEPA. Any concerned citizen can contact the MEPA office or the MHP/Mass Office of Housing and Community Development to request that a MEPA review be conducted if it is indicated before any state funding is released on this project to the developer. Sincerely, Cara Sanford, Lancaster

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Debra Dennis

MAY 04 2018

From: Noreen Piazza
Sent: Friday, May 4, 2018 11:55 AM
To: Bob Baylis
 Frank Sullivan
 David Stadtherr
 Hannah Meyer
 Jeanne Rich
 Sarah Gulliver
 Matthew
 Scott Miller

Cc: Debra Dennis

Subject: FW: [Lancaster MA] Goodrich 40b single homes vs duplex/town house (Sent by John Mazeika,

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

From: Matthew J. Mayo
Sent: Friday, May 04, 2018 11:38 AM
To: Noreen Piazza
Subject: FW: [Lancaster MA] Goodrich 40b single homes vs duplex/town house (Sent by John Mazeika,

More comments

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

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

From: vtsdmailer@vt-s.net [<mailto:vtsdmailer@vt-s.net>]
Sent: Friday, May 04, 2018 11:37 AM
To: Matthew J. Mayo
Subject: [Lancaster MA] Goodrich 40b single homes vs duplex/town house (Sent by John Mazeika,

Hello mmayo,

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

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<https://www.ci.lancaster.ma.us/user/613/edit>.

Message:

Good afternoon Chairman Mayo and fellow ZBA members, At the recent ZBA meeting the developer changed the design plans from duplex to single homes and added more apartments. Being a homeowner I was thinking about the extra costs that go into owning a home and I am concerned that single family homes may only result in the affordable units returning to full market value the first time they get resold due to outside costs associated with individual homes. I

encourage the ZBA to require a homeowners association that can group together costs like snow removal, grass cutting, driveway repairs and landscaping. When grouped together they can generally get a better rate than any individual home owner therefore lowering the overall costs. It will also encourage community relationships and prevent potential disagreements between neighbors over curb appeal. For example an affordable unit may not have the extra money to set aside for bark mulch or grass cutting each year and that home may stand out vs a neighbor that can.

I was thinking the duplex/town houses might be a better idea because generally the customer that is buying a town house is used to the idea of an association.

I would actually like to see more duplex town houses and less apartments for this whole project. I believe three four story apartment buildings are a large jump for a small country town and the reason why many residents are opposed. Just some thoughts to consider when deciding where this project goes.

Thank you for your time,

John Mazeika

131 Kaleva Rd

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