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COMMUNITY DEVELOPMENT
AND PLANNING

Stephen J Shea
276 Nicholas Drive
Lancaster MA0152

Matthew Mayo, Chair
Lancaster Board of Appeals
701 Main Street, Suite 4
Lancaster MA 01523

Re: Goodridge Brook Estates

Dear Mr. Mayo,

I am writing to you and the rest of the Board of Appeals to voice my concerns regarding the proposed Chapter 40-B Low-income Housing Development as named above. The following are my concerns:

- Businesses on Sterling Road are expanding with new construction. This undoubtedly will lead to increase traffic including large trucks entering and exiting. If this development is approved as proposed, the residential traffic from its occupants will only add to the congestion on Sterling Road. In addition, school buses thrown into the mix will undoubtedly be a safety concern for its school age children and others. The developer should be responsible for adding safety measures to Sterling Road including but not limited to sidewalks, road widening and signage.
- It appears from the site development plan that there are two separate one-way entrances for the apartments and duplexes. Is this not a safety hazard for both fire and police?
- The West end of Sterling Road where it meets Flagg Road and Rte 62 in Sterling is a very dangerous, narrow, poorly graded and curved roadway/intersection. It is approximately 0.4 if a mile from the proposed west entrance to Goodridge Brook Estates. Many times trucks loaded with lumber from the wholesale depot on Sterling Road have been seen backing up to negotiate the turn. Obviously the added traffic from the development will impact this problem negatively and be a serious safety concern.
- The water pressure on Nicholas Drive and George Hill Road just barely make code presently. What impact on water pressure will adding this development have on an already tenuous situation in the aforementioned areas? The developer should be held responsible for constructing proper infrastructure for both water and sewerage so as not to negatively affect other parts of the town.

- Environmental impact studies need to be issued for both the development site and the surrounding areas. These include groundwater management, wetland impact, dark sky lighting codes, and snow removal management. The plans do show required drainage basins but how will this affect drainage on Sterling Road? *The developer needs to provide written and financial guarantees.*
- Will snow and salt need to be removed from the property to protect adjacent wetlands? *And, will the developer be responsible to assure that this will be done responsibly?*
- Will there be a need for additional fire and police personnel/equipment to meet public safety demands? *If so, will the developer be required to add the latest high tech communication devices for police and fire protection?*

Respectively yours,

Stephen Shea