

Debra Dennis

From: Noreen Piazza
Sent: Thursday, September 13, 2018 11:15 AM
To: Bob Baylis; David Stadtherr
Frank Sullivan; Hannah Meyer
Jeanne Rich; Matthew
Mayo (); Sarah Gulliver (); Scott Miller
Cc: Debra Dennis
Subject: FW: [Lancaster MA] Goodridge Brook Estates (Sent by Christine Cassidy,

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

From:
Sent: Thursday, September 13, 2018 5:02 AM
To: Noreen Piazza
Subject: Fwd: [Lancaster MA] Goodridge Brook Estates (Sent by Christine Cassidy

Scott Miller

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

From:
To:
Sent: 2018-09-12 8:11:23 PM
Subject: [Lancaster MA] Goodridge Brook Estates (Sent by Christine Cassidy,

Hello smiller,

Christine Cassidy 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

Message:

Hi Scott - hope all is well. Felt compelled to write to express my deep concern for the proposed Goodridge Brook Estates housing project. It's design and scale are incompatible with the neighborhood as well as Lancaster's rural and historical heritage. Additionally, I have serious concerns about the impact on public health, safety and the over well-being of residents. I believe we need to have more control over our future and therefore fully support efforts to develop a Housing Production Plan and a Lancaster Affordable Housing Partnership.

I have been a resident for 31 years. As you know, I raised Eric & Julia in this town. I have studied and respected its history as the oldest town in Worcester County. I admire its beauty and quality of life. But projects such as this threaten all that I have come to know and love. I am not afraid of change or progress – but believe they need to happen responsibly and with support from all stakeholders. I urge town officials to work closely with residents to ensure that decisions are made with the best interests of the town and its future in mind.

Thank you.

Christine Cassidy
17 Ivy Court

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RECEIVED

SEP 17 2018

Debra Dennis

COMMUNITY DEVELOPMENT
AND PLANNING

From: Noreen Piazza
Sent: Monday, September 17, 2018 12:09 PM
To: Bob Baylis; David Stadtherr
Frank Sullivan (f); Hannah Meyer
Mayo (r); Sarah Gulliver (_ Matthew
(.)tt Miller
Cc: Debra Dennis
Subject: FW: [Lancaster MA] 40B plan for Sterling Rd (Sent by

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

From: Matthew J. Mayo [mailto:
Sent: Monday, September 17, 2018 8:59 AM
To: Noreen Piazza
Subject: FW: [Lancaster MA] 40B plan for Sterling Rd (Sent by Dean Hamilton,

Sending comments I have been receiving...

Matthew J. Mayo, M.S., GISP, CPG, P.G. | 617-395-5597

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

From: v
Sent: Sunday, September 16, 2018 2:34 PM
To: Matthew J. Mayo <njm>
Subject: [Lancaster MA] 40B plan for Sterling Rd (Sent by Dean Hamilton, _____

Hello mmayo,

Dean Hamilton 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:

As a long time resident I have concerns about the proposed complex.

1. Traffic on George Hill Rd is already difficult especially during the morning and evening rush hours. Cars and truck come along it rather fast and one has to dodge them between the trees (which are a scenic beauty). This has become a cut-through these days between Rt 62 and Hilltop Road/ Rt 117. This development along with others already in process on George Hill Rd and Hilltop Road will cause safety issues for those of us who live, walk and drive on George Hill Rd without significant widening and installation of sidewalks.

2. I am concerned about the impact of a sudden and large increase in the number of apartment residents/non-home owners on our personal safety/police and school resources. The costs for these additional services will be unfairly born by the home owners in Lancaster and not the developer.

3. I recently observed what I believe was a very brief traffic study at the corner of Sterling and George Hill Roads. As I recall it was in place for a very short period of time early in the week (which statistically is the lowest travel period of the week). You should require a more complete engineering study which would include issues of intersection redesign traffic lights and speed controls on the roads surrounding the development (including e.g. George Hill Rd, Sterling Road, Hilltop, Brockleman Roads and Rts 26 and 117).

Sincerely,

Dean and Glenys Hamilton
601 George Hill Rd

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SEP 17 2018

Debra Dennis

COMMUNITY DEVELOPMENT
AND PLANNING

From: vtsdmailer@vt-s.net on behalf of Contact form at Lancaster MA <vtsdmailer@vt-s.net>
Sent: Sunday, September 16, 2018 10:23 AM
To: Debra Dennis
Subject: [Lancaster MA] Opposition to Goodbrige Brooks Estates (Sent by Linnea Lakin Servey, [mailto:linnea.lakin@ci.lancaster.ma.us])

Hello ddennis,

Linnea Lakin Servey  has sent you a message via your contact form (<https://www.ci.lancaster.ma.us/user/1503/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/1503/edit>.

Message:

Please take note of my concerns regarding the above mentioned development.

This proposed 40B development is entirely too large and will have a very negative impact on Lancaster. This project is a for profit and using 40B as a way to circumvent the current zoning and wet land protections.

- To number of bedrooms proposed will add many children to our schools and over burden Lancaster with additional funds going to the school district.
- Increased traffic on a county road
- Over burden the sewer capacity
- Town water wells may have adequately supply for the additional housing units
- In adequate parking space (1 and ½ per unit) not to many half cars on the road.
- Disturbing wetlands and the water run off to neighboring home
- Four story apartment building are not compatible with the Lancaster's existing homes

Affordable housing is an important, but this developer is attempting to maximize profit with no concern for the current residents. This is plan is a disaster in the making for Lancaster.

I strongly urge the Zoning Board of Appeals to oppose the scope of this development and find a way to compromise to bring responsible development to the Town of Lancaster.

Sincerely,

Linnea Lakin Servey
1394 Main Street
Lancaster, MA 01523