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SEP 26 2018

COMMUNITY DEVELOPMENT
AND PLANNING

September 25, 2018

Lancaster Board of Selectmen
701 Main Street
Suite 1
Lancaster, MA 01523

Attn: Members of the Board

I am concerned about the impact the proposed **Goodridge Brook Estates** will have on the town. I feel that the proposed construction is far too large, it appears that the rental units will be massive, possibly having 5-6 levels of apartments. These structures and the additional cluster of 4 bedroom homes all built closely together have the very real possibility of adversely affecting the safety and well-being of current Lancaster residents. Clustering the proposed number of additional residents into this one congested area will create problems. I recently moved to Lancaster and a development of this size and scale will forever alter the unique character of the town I had chosen. However, altering the state of our safety and well-being is of paramount concern.

Allowing this project might put us closer to compliance with the state's mandates for affordable housing but the cost to the current residents is far too high. Increasing our population by the hundreds and concentrating all of the units in such a limited space will very likely have a negative impact on traffic, the infrastructure of the town, and the town's water supply and water pressure. As I am sure you are aware, the Eagle Ridge community in which I live already has a history of difficulties with water pressure. Additionally, there is the strong potential that a negative impact will affect the sewer system as well as the protected wetlands on the site and the response time of the town's emergency vehicles.

Traffic is a serious issue on Sterling Road and will be exacerbated with construction vehicles and later with **hundreds** of additional commuters. Sterling Road and Deershorn Road are narrow country roads not suited for high volumes of additional vehicles. There is already a 113 home development and several commercial properties with a high volume of large industrial vehicles. There are multiple, dangerous intersections near the proposed site and the potential for accidents and even fatalities will rise. The three railroad crossings in the area of the proposed build site will add to the congestion with traffic backing up several times each day. We are concerned that the town's police, ambulance and other emergency vehicles will be hampered by the additional traffic.

The wetlands on the site must be protected, granting variances may disturb the fragile nature of the land, which in turn will adversely affect surrounding properties.

This project will create a larger tax burden for the current residents, something that fixed income seniors and others will struggle to pay. Their well-being will be negatively impacted. Does the school system have the resources to accommodate such a large immediate increase in pupils without raising taxes? Whereas if the affordable housing were staggered in smaller projects the gradually increasing enrollment may be mitigated by normal attrition or at least allow for better planning.

I urge you to consider alternate smaller projects well spaced throughout the town to meet the affordable housing requirements. I strongly urge you not to move forward with the Goodridge Brook Estates proposal.

Sincerely,



Nancy Hunt
240 Mary Catherine Drive
Lancaster, MA 01523
Cc Board of Appeals

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Town of Lancaster
Building commission, Selectmen,
Planning board , Board of Appeals

SEP 26 2018

COMMUNITY DEVELOPMENT
AND PLANNING

Re: Goodridge Brook Estates
Sterling Road

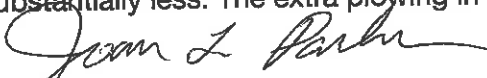
As owner of 499 Sterling Rd. locally known as "the bowling alley house" I would like to give my thoughts on the major changes that would ensue. I began going to Lancaster about 47 years ago I was visiting Cornelia Parker on Sterling Road. She was the cousin of my late husband Alexander Parker. In the beginning I was Alex Parker's fiancé and two years later I was his wife we were married in the historic Bullfinch Church.

Lancaster represented to me the very best a small town should be. It is a town of many close knit connections in diverse areas. The Pazsko's with their beautiful gardens, the Kilbourns, Jean Watson, and the Creighton's of College town bed-and-breakfast, and Creighton's floors.

I have experienced development here in Carlisle months, now years (it began in 2013 and still no houses are ready for occupancy, 2018) There has been a lot of pain and suffering till now.

1. Wetlands have been impacted
2. Although we was assured there would be no blasting, there was blasting for 5 months in 2017, and now more 2018 and I'm told more to come. Months of ram hoe work as well
3. The first week of blasting last June, I lost my well.
4. My indoor water processing system was destroyed.
(the builder insisted this had nothing to do with the blasting).
5. They continued to blast the remainder of last June, July, August, September and October
The well could not be repaired until the first week in November when blasting was discontinued
During this time I lived on supermarket water by the gallon
6. The beautiful lilacs originally along the driveway were torn out and the stone wall (which is already one year later is falling apart in places) was installed with some small plantings
7. It is now September 2018, and the site has one house to be shown to buyers ,and still very large boulders and piles of rubble. More blasting will be done in a month I have been told.
8. Massive trucks have impeded the driveway to my property virtually daily since the beginning
9. During construction the police were frequently on duty on Russell Street, to ensure safety for massive building equipment to enter and leave the property.
10. At times Russell St. was entirely closed to through traffic, only residents were allowed in .

I am not opposed to a 40B, but I think one more in keeping with the surrounding homes , single family or perhaps some duplex homes , would be more acceptable, not a large apartment building. I feel this would change Lancaster immeasurably. Limiting the development to 20 or less total homes could be a better solution, that would not burden the town's Fire, Police, and Public works so much, and the additional traffic, including school busses would be substantially less. The extra plowing in winter would also have to be considered.



Joan Parker, 77 Russell St. Carlisle, MA, 01741 (owner 499 Sterling Rd.)

September 21, 2018

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SEP 26 2018

COMMUNITY DEVELOPMENT
AND PLANNING

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

We are very concerned about the proposed Good ridge Brook Estates development. We need to preserve the character of Lancaster and this type of residential complex is incompatible with Lancaster's character and cultural heritage. We feel that if this project is allowed to go forward, many more such plans will be introduced.

Developers wanting to build massive housing units only want to make money. They will not live in Lancaster.

We cannot think of one reason why this development should be approved. The design is massive and is totally inconsistent with Lancaster's rural identity.

Please consider the following issues when making a decision about our town:

- ◆ The builder might declare bankruptcy and leave the project unfinished.
- ◆ Poor water pressures will become everyday occurrences.
- ◆ Danger of sewer capacity overload.
- ◆ Possible increased tax burden on current residents.
- ◆ Negative impact on wetland.

Sincerely yours,

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