

May 11, 2021

Richard Novak, Chair
Zoning Board of Appeals
Town of Sherborn

Re: Conditions for Baystone Coolidge Project

Dear Chair Novak and Members of the ZBA,

First, thank you for your thoughtful balance of the importance of 40(b) regulations with the importance of Local Concerns - current residents' safe drinking water and dry basements, and the broader issues of destruction of wetlands, storm water runoff, the Town's aquifer, local hydrology and other impacts.

Responding to the ZBA's request for timely comments, we appreciate that the ZBA approval process may wrap up soon and this notice is to more specifically follow up and update the proposed Conditions in the Meadowbrook January 27, 2021 Petition based on the agreements to date with the Applicant and the proceedings in front of the ZBA.

We submit the following proposed Permanent Restrictions and Conditions for the Baystone Coolidge project. The rationale for these conditions is in previous records and meetings, and summarized below, but please let us know if you would like the rationale to be repeated or additional information submitted:

(1) (A) As agreed by the Applicant, any permit for 84 and 86 Coolidge Street is Conditioned with a Permanent Restriction for emergency access only through Meadowbrook Road for police and fire vehicles during construction and permanently.

- Baystone testified at the December 10, 2020 ZBA meeting that traffic and safety would not be an issue with Coolidge access, citing an independent traffic study. Baystone's predecessor, Trask, also testified that 'Safety is not an issue' at the November 29, 2017 Planning Board Meeting.
- If there was any concern whatsoever by the ZBA or other Town Boards with the Baystone assumptions (for example, 32 cars exiting in the morning peak-hour for 120 units/170 parking spaces), we appreciate that the Peer Review has carefully evaluated these assumptions. We also note that the Sherborn safety officials have not raised any concerns, and we assume they also have thoroughly analyzed the data and approved.
- Again, now or in the future if any of the assumptions prove incorrect in hindsight, there is no need for Meadowbrook Road access. Coolidge is a main street that is appropriate access for these 120 (or 187) units. Meadowbrook Road is and has been a quiet cul-de-sac neighborhood for 50+ years. To make this a thoroughfare for 1000 - 1500 cars a day (2 people/unit/2-3 roundtrips/day/person, plus additional adult residents, guests and delivery vehicles) creates an undue and unjustified burden on this neighborhood's safety and character.

(B) As part of implementation of the above Condition, a second Condition is requested that no construction activity shall occur on the projects and no building permit shall be issued until the Applicant shall have installed and secured a gated emergency access closure at the Gray Road entrance, and at the connecting point between the two projects, that effectively prohibits all

access across both entry points except for police and fire vehicles if ever needed in an emergency.

(2) We understand that one of the ZBA's Conditions in granting a Comprehensive Permit will require approvals by the MWRA Advisory Board, MWRA Board of Directors, the Commonwealth's Water Resources Commission, MEPA, DEP, Framingham, Natick and other required approvals for the unprecedented intermunicipal transfer of water from the Framingham watershed, through use by Sherborn in its watershed, and transfer into a third watershed in Natick. As part of these approvals, the ZBA Comprehensive Permit and the MWRA/DEP/Framingham grants of any intermunicipal transfer of water shall be Conditioned on extending water and sewer access down Meadowbrook Road contemporaneously with the Baystone/Pulte installation of the water and sewer down Coolidge Street for access for the projects, at the expense of the two developers and the Town (as allocated by agreement among them).

- The reasoning is the same as why Baystone and Pulte are teaming up – economies of scale. Construction of this pipe is going to be much cheaper at the time of the Baystone/Pulte effort than at any time in the future. It will be much more economical to add on the length of Meadowbrook Road (approximately 0.4 miles) as part of this large project, rather than in the future having to initiate a small project and start over at a much larger expense. A small project by definition will be more expensive without the economies of scale of the Baystone/Pulte effort.
- It is unclear whether the DPW in Sherborn would have the authority to lay this pipe in the future, as the rest of Sherborn is local wells and Title V septic. The local neighborhood would not have the authority to dig up the street and lay pipe.
- To share the burden, individual neighbors would be responsible for the hook-up cost to connect the water/ sewer pipe to their homes. The two developers and the Town (as allocated by agreement among them) would be responsible for extending the pipe down Meadowbrook Road at the same time as installation of the pipe for these two projects down Coolidge Street.
- We believe it is reckless to delay laying water and sewer pipe for Meadowbrook Road/Coolidge Street until homes test positive for General Chemical contaminants and/or manganese due to the large-scale disruption of the area by these projects. At that point after a positive test, families have been drinking toxic water for a period of time. The horrible effects of these contaminants and manganese has been studied, and information is available on the Internet.
- This Condition should include both water and sewer. While some neighborhoods may be able to handle an influx of offsite water to their water table, the Meadowbrook/Coolidge neighborhood cannot.
- The Meadowbrook/Coolidge neighborhood water table is extremely high and cannot handle influx of new offsite water without equivalent egress offsite. This imbalance would also impact the Town of Natick. Meadowbrook Road abuts directly on the Natick Townline. The high water table of Natick neighbors in the Bunker Lane/Course Brook area is at high points about 2' below street level. This area became wet after construction near the Townline in Natick of 3 homes with large basements. The Bunker Lane area is now wetlands, consisting of a large flooded area several feet under water with deciduous trees from pre-construction.

- Sherborn residents will pay the same rates for water and sewer as Framingham/Natick residents.

(3) No blasting shall be permitted without return to Peer Review for analysis of the impact of blasting on the General Chemical plume and manganese on wetlands and local wells.

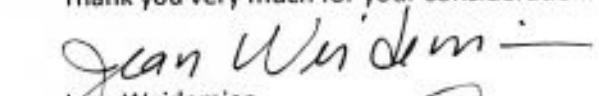
- This issue was raised at the December 10, 2020 ZBA meeting. The Applicant responded that they do not anticipate any blasting and would clear any blasting with the Fire Department. We note that review by the Fire Department is not sufficient as it would not cover the impact of blasting on the General Chemical plume and manganese.
- DEP should be notified prior to any blasting in light of their interest in the General Chemical plume and remediation efforts.
- We believe this condition is consistent with the BOH May 4, 2021 Memorandum, Section 10.0 re Bedrock Disruption, "Requirements apply to the Project if 10 or more cubic yards of bedrock (i.e., ledge) is affected during site construction. The Board recommends that III.10.0 requirements not be waived if site activities meet or exceed the threshold of applicability."
- The Planning Board letter to the ZBA on January 5, 2021 regarding another development raised the Board of Health issues with release of the toxic chemical manganese from blasting. High manganese levels were an issue for the Town Hall after ledge blasting, and also the blasting on Green Lane (Paul Hill) may have contaminated groundwater with release of manganese.
- The Permit is Conditioned on the current site plan which is built on slab, and no building/structure will have a basement.

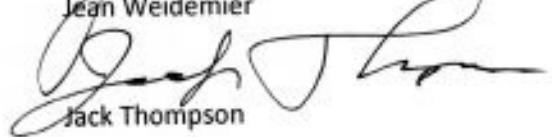
(4) All construction of the Coolidge projects and laying of water and sewer pipe from Framingham and Natick shall be deferred until completion of the current DEP General Chemical remediation project.

- Per the DEP's April 30, 2021, 'Update on General Chemical Site,' DEP reports that, "...we are currently on track to have the cleanup system start by the end of June [2021]." Attorney Kiefer voiced a concern that this Condition would create an indefinite delay for total cleanup of the General Chemical site. That is not the intent. There is a finite, immediate effort that will begin in June, 2021 aimed at a 40% remediation. The Condition is to delay start of the Coolidge projects until after this remediation is complete, and, for clarity, not until after total cleanup.
- The December 16, 2020 BOH meeting minutes state that, "With respect to ledge, Mr. Waldron stated that there is a known amount of ledge disruption that will be necessary for the water line from Framingham down Kendall Avenue and Coolidge Street because Sherborn allowed them to do borings."
- DEP should be notified prior to any laying of pipe in light of their interest in the General Chemical plume and remediation efforts.

(5) We request a Condition of a Permanent Bond at the expense of the two developers and the Town (as allocated by agreement among them), in perpetuity, sufficient to protect each resident of Meadowbrook/Coolidge neighborhood from the raised water table, flooding from Meadowbrook Pond and connected wetlands, and other destruction of property. A separate discussion should be had with the Town of Natick on the impact on Natick neighbors.

Thank you very much for your consideration.


Jean Weidemier


Jack Thompson