

Jeanne Guthrie

From: Mark Beaudouin <mark.beaudouin@gmail.com>
Sent: Tuesday, January 23, 2024 10:20 AM
To: Jeanne Guthrie
Subject: Proposed Greenwood Street projects

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Board of Health
Zoning Board of Appeals
19 Washington Street
Sherborn, Ma. 01770

Dear Members of the Zoning Board of Appeals and the Board of Health of the Town of Sherborn,

I am a resident of Greenwood Street, a street I have lived on for 10 years in 2 different houses. I write with serious concerns about the proposed development projects on the street and the actions of your Boards with respect thereto.

The 18 acre parcel of land that these proposed developments are to be built on was for sale over the past several years for \$1.5 million. 18 acres of land for \$1.5 million is an absurd price in Sherborn as everyone knows, but it was for sale for that price because the land did not perc - it was unable to sustain both septic systems and wells for a variety of reasons. In fact, I understand that a former builder, who built his own house adjacent to the parcel, and would have built houses on the site, was unable to get it to perc. Now, however, the same parcel is somehow capable of sustaining both 4 large houses AND 40 units of apartment housing in the name of Section 40B. I am confused as to what changed. I respectfully submit that perc testing on this site needs to be re-done in multiple locations on the parcel now that ground water levels have recovered to more historically normal levels from drought conditions.

Additionally, with respect to this parcel and, in the absence of a public water supply, it is my understanding that the State authorities defer to local authorities and local regulation (including with respect to the construction of septic systems and wells) to protect the health and safety of Town residents. This includes requiring the spacing between wells and septic tanks to meet all distance requirements prescribed by Town regulations. My understanding is that this project does not meet those spacing requirements and that the developer is or will be seeking variances from the Town to allow the project to move forward. I respectfully submit that such waivers should NOT be granted and that it is the obligation of the members both the BOH and the ZBA to fully investigate and assess the potential for adverse health and safety impacts on the residents of Greenwood Street as a result of this project, and to abide by the same local regulations that every one of us as residents of the Town are required to abide by.

I chose to live in Sherborn for the same reasons that we all did, to enjoy the serenity of a beautiful country town with lots of open space, and I paid a premium for that choice, as we all did. I acknowledge that development is inevitable, but it needs to be done fairly and in accordance with local regulation. "Shoe-horning" this project into this site in the name of affordable housing is wrong and does not respect the health and welfare of local residents.

Sincerely,

Mark T. Beaudouin
45 Greenwood Street

Sent from my iPad