

Todd and Megan Stoessell
19 Greenwood St.
Sherborn, MA 01770

Feb. 13, 2024

Dear Zoning Board of Appeals,

We're writing to express our continued reservations regarding the proposed development on Greenwood Street, as well as the 40-unit project proposed on Washington. We have serious concerns about the environmental and health implications for abutters, given our reliance on private wells and septic. In the absence of a public water supply, we believe it falls to local government to protect us. We ask that consideration be given to the collective effect of these developments on existing properties and families, particularly on our children. While we don't oppose development in general, we do oppose development that could potentially threaten the health and safety of the community.

As noted by Chairman Rick Novak at the Feb. 5, 2023, hearing, the Jan. 9, 2023, MHFA letter cited that "the Municipality acknowledged the presence of the adjacent Sherborn Homes rental 40B proposal by the same developer and noted it will be important to understand the collective environmental and groundwater impact of both projects." In addition, the letter called on the applicant to "be prepared to discuss the impact of the project on water resources and private wells in the area and respond to reasonable requests for mitigation" and "to be prepared to discuss the cumulative impacts of this project and the adjacent proposed Sherborn Homes 40B development."

Further, as stated in the Dec. 15, 2022, letter from the Sherborn Groundwater Protection Committee to the Select Board "it appears more likely than not that the Zone II of the public water supply wells (PWS) supplying the proposed Washington Street Homes project will overlap with properties subject to this impact of excessive nitrogen loading if room counts in excess of those permitted by Title 5 are allowed via deed recording. Zone II/IWPA are explicitly designated as nitrogen sensitive areas. Permitting excessive room count via deed recording, and thereby excessive nitrogen loading, will pose health and safety risks to the residents of the forthcoming, adjacent Washington Homes affordable housing project." They also noted that the members of the Groundwater Protection Committee "are concerned about the capacity of the soil in the planned septic area to manage all the waste from 40 new residences, which according to Title V, will discharge up to 7,700 gal/day (110 gal/day/bedroom) of septic flow. Concerns include potential migration of septic waste to nearby wetlands, surface water bodies and the private wells of neighbors. Substantial mounding of the groundwater table could occur within the sewerage infiltration and stormwater management areas, affecting nearby wetlands and water quality at water supply wells on and off the property. Flooding impacts from ever growing future storm events will affect septic systems and water quality."

Finally, the Board of Health submitted a letter to the ZBA on February 5, 2024, noting several concerns with the Greenwood project.

Taken together, these points reinforce the notion that the current comprehensive permit under review should address the full scope of the cumulative development proposed for a single parcel of land.

We request the following with this in mind:

- That no variances impacting stormwater management, septic design and groundwater testing are granted in issuing a comprehensive permit.
- That the percolations rates be tested again now that the water levels are closer to historical norms.
- That test holes are drilled around the site for monitoring purposes, should wells be drilled.

As always, we appreciate your thoughtful attention to this matter.

Sincerely,
Todd and Megan Stoessell