

Jeanne Guthrie

From: Karanjodh Singh <karanjodh@gmail.com>
Sent: Tuesday, June 18, 2024 7:21 PM
To: Jeanne Guthrie
Cc: Carey Houston
Subject: 34 Brush Hill Homes

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To Chairperson Novak and other members of Zoning Board of Appeals,

We, Karanjodh Singh and Carey Houston, recently moved into the historic and scenic neighbourhood of Brush Hill Road and look forward to making this our home for many years to come. We recently received a letter from ZBA regarding the proposed infrastructure project at 34 Brush Hill Road, the Brush Hill Homes, and have multiple questions/concerns regarding the proposed plans, as an infrastructure project like this is not something we were anticipating on our road and across from our home. We look forward to the hearing on 26th June and having our questions and concerns addressed.

1. Impact on wells in the area. Some of the construction in this infrastructure project is within less than 150 feet of multiple wells, including ours. This construction will include taking down numerous trees, constructing embankments, paving new roads and more. This will seriously stress the soil in the area and potentially leach into it the harmful chemicals used in road construction. What are the safeguards the developers of this infrastructure project are going to take so that this does not happen? Citation for ground water contamination caused by road construction: https://www.researchgate.net/publication/272528839_Groundwater_Contamination_Caused_by_Road_Construction_Materials

Additionally this does not take into account the impact large construction equipment has on the ecological balance of a scenic neighborhood like Brush Hill Road and the surrounding areas.

2. Septic system for 8 homes on less than 5 acres: This again will distress the area and nearby well. The town restrictions on septic systems are designed with single family homes in mind. With a large infrastructure project like this, different sets of regulations have to be applied, keeping in mind the safety of the future and current residents in addition to making sure that the impact on the ecological balance is minimal.

3. Traffic patterns: As some of the residents have already noted, Brush Hill Road is very narrow, less than 16 feet wide in many sections. This makes it very difficult for 2 small sized cars (hatchback, sedan) to safely pass each other at the current posted speed limit of the road. With larger vehicles like SUVs or USPS trucks, it is not possible for 2 vehicles to pass without having one of them drive off the road to let the other pass, effectively making Brush Hill Road a one way street. What considerations are being made to make sure that the movement and parking of large construction vehicles for the next few years are not going to severely impact the traffic patterns for example disrupt the lives of current residents for

extended periods and also endanger the safety by blocking access to emergency services? Are there going to be restrictions on the size and number of construction vehicles allowed per day?

4. Increased traffic load: currently the Brush Hill Road services about 16 homes. This proposed community is going to add 50% more homes, and since this is a condominium, there will be daily traffic because of the employees/staff that would work here on a regular basis. The community is being planned with 2.5 cars per household. This is about 40% more than the national average (1.78), not very environmentally friendly. This would double the traffic on Brush Hill Road in the long run once its community is fully occupied. How is this being accommodated in the plan?

5. Scenic route: Brush Hill Road is a scenic road and has been for about 50 years. The proposed driveway that exists to Brush Hill road is going to be built where several large and beautiful trees stand today. This will significantly impact the historic and scenic nature of this road and other scenic roads it connects to. How are the developers planning to preserve the scenic nature of this road during and after the construction is done? What precedence will this set for other scenic roads and historic areas in our town?

6. Affordable housing: the proposed infrastructure project only adds 2 affordable houses to Sherborn. This is about 0.1% of total Sherborn homes. Clearly, this is not an affordable housing project and does not further Sherborn's goal to increase affordable housing in any meaningful way. Why are only 2 out of 8 units income restricted and not 5-6 of them? Additionally, are there going to be public transport options for low income households since the community is not close to any existing public transport?

7. About 43 waivers are requested by the developers for this infrastructure project as they cannot comply with these regulations set forth to preserve the ecological balance of this town and this neighbourhood. Most of the requested waivers pertain to Board of Health regulations, indicating that the project is not going to be compliant with current health and safety standards. In general, there has been a recent trend in our country to flout safety regulations and this has led to disastrous events--from falling buildings to failing planes. This is not a time to be abandoning health and safety regulations. Rather, we should make sure we follow and reinforce them. Why is the developer seeking categorical waivers to health and safety regulations given that an infrastructure project this size has never been done in this neighborhood and we are not sure if this community can sustain such a severe impact?

8. Safety: many residents of Brush Hill Road and the neighboring streets use Brush Hill Road for daily exercise and well being. With construction, pollution, and increased traffic, this will make walking, running, and biking increasingly dangerous and less available to community members. What considerations are being made to ensure the safety of those exercising on Brush Hill Road?

Thank you for the considerations.

Regards

Karanjodh Singh and Carey Houston
35 Brush Hill Road