

August 5, 2024

Marianna and Edward Howland  
52 Brush Hill Road  
Sherborn, MA

Re: Proposed Brush Hill Homes Development, 34 Brush Hill Road

To the Sherborn Zoning Board of Appeals,

We are writing to express our opposition to the proposed development at 34 Brush Hill Road. We have deep concerns about the suitability of this project based on its location and the potential for serious impacts on drinking water, ground water and storm runoff in the area as well as the safety issues its impact would have on a very narrow designated Scenic Road.

There is a limited supply of drinking water in our area. This has been shown in water surveys completed by the town over the years. At our house we ran out of water on a regular basis for many years and finally had to dig a new very deep well recently. This is not uncommon in this area. The size and type of this project jeopardizes all of our drinking water supplies in the future.

We are 38 year residents of Brush Hill Road and live in a house built in the 1600s and early 1700s. Brush Hill Road was originally a country path leading to our house and a small mill which was located on Course Brook near our house. The road has not increased in width, or been straightened or improved in any significant way in many years. It is very narrow and winding, lined with stone walls, and with many sharp corners with limited visibility. Brush Hill Road is a designated Scenic Road and is considered by many people to be one of the most beautiful in Sherborn. It is very popular with walkers, cyclists and the many riders who use it. The Bay Circuit Trail crosses it, adding to its usage. It is also a cut through for many, including car carriers going to and from Adesa, just down the road in Framingham. I have attended Sherborn Traffic Safety Meetings and understand that Sherborn has requested signage at Adesa directing their traffic not to use Brush Hill Road, but that has not stopped it happening. 4 large car carriers have gone by my house as I write this. It is very difficult for school buses to negotiate the narrow road with the large vehicles and is a constant concern to the drivers. It is also a concern for any emergency vehicles using the road. Additional traffic during and after construction would make it more dangerous for all who use it.

We applaud the concept of increasing local affordable housing and appreciate Sherborn's longstanding efforts to do so, going back to the building of Woodhaven and Leland Farms, as well as the other current projects in development. However, this parcel of land has previously failed groundwater testing and does not meet local requirements for frontage. Development of this parcel is only possible through the 40B process, and would require the town to grant waivers which are in place for the protection of our health and safety, and it would do very little to help meet our goals of sustainable growth. It is our opinion that this project should not be allowed to proceed.

Sincerely,  
Marianna and Edward Howland