

Elizabeth,

Following up on comments during the recent hearing I would like to express those concerns to the ZBA, in writing. I speak for myself although many residents in the area around the proposed development are discussing similar concerns.

I have concerns about the project's environmental impacts - both in construction and also in "operation", once built as presently designed. My concern was raised both by a review of the application itself and its requests for waivers of certain Town Zoning ByLaws. The public and the ZBA are entitled to explanations as to why these waivers are absolutely necessary for the project design and construction.

The project applicant seems to be ignoring the high likelihood of the project having significant environmental impacts on the site itself and on the surrounding areas. Although Chapter 40B allows applicants to bypass any and all Town Bylaws concerned with environmental protection, according to Mass Housing *"Chapter 40B does not allow developers to override state and federal statutes and regulations, including state and federal environmental protections"*.

1- I request that the applicant explain the need for each waiver request related to the project design. I think it is incumbent upon the Zoning Board of Appeals to ask the applicant to explain in detail the reasons behind their requests for the ten (waivers) of Zoning Bylaws, and the essential need for these waivers. If waivers were not granted how would the project design suffer, if at all? There must be a reason for each waiver related to the project design.

2- Specifically related to the requested Waiver for protections of groundwater provided by Groundwater Conservancy District § 7.6.4.1, the applicant should be asked to provide assurances that the recharge of the aquifer and the quality of groundwater will not be impacted by the decrease of open space on this lot by more than 70% and by contaminant runoff from storm water discharge and septic leachate.

3- Specifically, related to requested waiver "Article 23, Town Meeting, April 2023" how will the applicant eliminate or reduce the use of fossil fuels to comply with State laws related to reducing climate change impacts (e.g., Chapter 8: An Act Creating a Next-Generation Roadmap for Massachusetts Climate Policy).

4- Related to these waivers, how will the applicant ensure that the project construction and the project itself complies with Federal and State environmental laws as required under Chapter 40B?

5- In order to demonstrate and assure compliance with State and Federal regulations, and given close proximity of the proposed development to sensitive natural resources in and below the area and in adjacent conservation areas, the ZBA should require that applicant develop a "Environmental Management Plan", including yearly environmental monitoring, to demonstrate to the community and to regulators that the development complies with State and Federal laws as required by Chapter 40B.

In summary, I request that the applicant demonstrate, by reference to its project design and in consideration of State and Federal environmental regulations, specific proof of how the project construction will not violate Federal and State environmental and health laws regarding: groundwater protections: other natural resource protections (trees and wildlife); air quality protections and greenhouse gas emissions reductions. These are all areas that are required by "state and federal environmental protections" yet seem at odds with some of the ten waiver requests.

Thank you.

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