

PGC Engineering PLLC

10 Chase Street, West Newbury, MA 01985



April 9, 2020

RECEIVED
APR 09 2020
TOWN MANAGER
TOWN OF WEST NEWBURY

Board of Selectmen
Town of West Newbury
381 Main Street
West Newbury MA 01985

Re: 40B Project Eligibility/Site Approval for 152 units at 566 Main Street and 28 Coffin Street.

Dear Board Members:

I have reviewed the Site Approval application and Plans and have attached my comments.

As one who has worked as a Civil Engineer for 52 years and been involved in residential, commercial and industrial land development for 40 years, including designing a 40B project, I find the submitted materials inadequate to support the request for Site Approval.

In summary, the plans have failed to provide enough detail to fully assess the impact of the project and insufficient information has been provided to assess the adequacy of the sewage disposal system proposed. While at this stage of the process the plans needn't be at the level of a definitive plan they should contain enough information to assess the true impact of the project and provide enough information to the reviewers to show that the project can be reasonably built to the density proposed by the applicant. The application is insufficient in this regard.

While the application suggests sidewalks will be in the subdivision they are not shown on the plan. While the proposed roadway grades are shown the extent of grading beyond the limits of the pavement and behind the units is not shown. Much of the construction is proposed in poor soils with shallow water tables, retaining walls that will be needed are not shown, and stormwater management areas are not shown. Buffering between the abutters and the project is not included in the plan and playgrounds or sport fields are not provided.

The applicant suggests that there is public transportation to and from the site when there isn't any public transportation serving the Town, and the Town center and Town Hall and schools can be accessed by sidewalks when there aren't any sidewalks in the area.

The selectmen should advise MassHousing to deny the Site Approval.

Very truly yours

Philip G. Christiansen P.E



40B – Coffin Street Review

Introduction

With the substantial increase in housing costs in the last several years it is easy to understand the need for affordable housing. Any decision by the Board of Appeals, to which Board the application will be filed, must be consistent with local needs. As contained in 40B Section 20:

"Consistent with local needs", requirements and regulations shall be considered consistent with local needs if they are reasonable in view of the regional need for low and moderate income housing considered with the number of low income persons in the city or town affected and the need to protect the health or safety of the occupants of the proposed housing or of the residents of the city or town, to promote better site and building design in relation to the surroundings, or to preserve open spaces,

The required number of affordable units needed in each Town or City has been established by the Massachusetts Department of Housing and Community Development (DHCD) but the decision of the Board of Appeals must account for "the need to protect the health or safety of the occupants of the proposed housing or of the residents of the city or town, to promote better site and building design in relation to the surroundings, or to preserve open spaces"

The Board in issuing a decision on the project must consider not only the Health, and Safety of the residents of the proposed project but also the Health and Safety of the residents of the Town. The Board must also consider if the project as proposed promotes better site and building design in relation to the surroundings, or to preserve open spaces. Additionally, the convenience of the site location with respect to public transportation, School, Town Offices and jobs must be considered. Finally, the ratio of the housing units proposed versus the existing housing stock in town and if such a rapid increase in housing can be properly absorbed into the Town.

Site and Building Design

The site design presented in relation to the surroundings is not an improvement. It is not "better" than the surroundings. In fact, it is nothing like the surroundings.

Proper site design must consider

Topography

Soils

Environmentally sensitive areas

Stormwater management

Sensitivity to the surrounding area

Visual impact

Accessibility

Sustainability

Amenities

Topography

The proposed cul-de-sac atop the hill on the parcel labeled as Map 230 Lot 6B will require an excavation of the existing grade 20 feet deep. That cut is where the proposed 150 elevation in the roadway is shown near the existing 170 elevation. There will even be a 10-foot cut at the cul-de-sac. The full extent of the disturbance caused by this roadway is not shown because the excavation necessary to close out the proposed contours to the existing contours is not shown.

Adjacent to R23-3 the roadway is shown at elevation 120 which means the top of the foundation of the duplex at that location will be approximately 122. The grade at the back of the house is at elevation 106. The grading to make up this difference is not shown.

The backs of the houses on the north side of the first loop are at an existing elevation of 86 while the roadway from which they have access is at elevation 102. How will the 16-foot elevation change be made up?

How will the south side of the access road from Coffin Street be graded with the limited space to the property line? A wall needs to be constructed and that has to be some distance from the property line to allow for excavation.

Look at the duplex unit north of the note that reads **Lift Station #2**. There is a 16 ft grade difference from the west side to east side of the building. The driveway drops in elevation from 90 to 64, a difference of 26 feet over a length of 200 feet. That grade is 13% and is unacceptable.

The road at Lift Station #3 is at elevation 92 but the rear of the houses at that location are at elevation 72. How will that 20-foot grade change be accommodated?

The three duplex buildings on the easterly side of the roadway adjacent to R23-8D are built into a hillside with poor soils. The proposed grade in the roadway in front of the most westerly of the houses is 92 while at the rear of the house the existing grade is 106. Assuming the top of foundation of the building will be at elevation 94 the rear yard 10 feet from the house should be at elevation 92 where the existing grade is 110. That means there needs to be an 18 ft high wall behind the house.

The 94 contour in front of the house will have to wrap around the back of the house and continue easterly until it can tie into the existing 92 or a wall.

Soils

Soils in West Newbury are quite varied generally with shallow water tables and poor drainage characteristics. A soil map from the NRCS is attached with a listing of each soil type. The Charlton soils listed as 405 are good soils with good drainage characteristics and a deep water table >80 inches. Those soils are mapped as an overlay over the Site Plan.(Figure 1) The poor soils are mapped on the following plan (Figure 2)and include Hydric Soils (Wetland Soil) and poorly drained soils with a shallow water table.

Roadways built in poorly drained or hydric soils will be prone to frost heaving and will require subdrains at some depth below the roadway to drain the ground water. Homes built in poorly drained soils need particular attention. Basement floors should be above the seasonal high water table and as with any house foundation drains are needed. Drains need a low point into which to discharge and this needs to be considered in the initial planning.

Construction in poor soils presents additional problems when trying to comply with Stormwater Standards. High water tables interfere with construction of detention ponds and infiltration systems.

Environmentally Sensitive Areas

As can be seen in the plan the on-site wetlands have been avoided. But what is not shown is how construction of sidewalks and grading will encroach on wetlands and how roadway subdrains, necessary for roadway stability will divert ground water from the wetlands. Will subdrains in the roadway between the two wetlands near Map 230 Lot 110 intercept ground water that sustains these wetlands and others downgradient? Will the proposed roadway east of the label **Total Lot Area** require more filling of wetlands than shown and will installation of subdrains in the roadway drain the ground water that supports the wetlands?

Ground water follows utility trenches and if not properly designed will drain ground water from resource areas.

Stormwater Management

The location of Stormwater Management Systems are not even conceptually shown on the plan. Stormwater management involves not only maintain existing peak flow rates under post development conditions but removing suspended solids from the stormwater and maintaining ground water levels which requires infiltration. Stormwater management areas need space, and separation ground groundwater and are always at the low points in the site.

The roadway from Main Street goes uphill for only 180 feet and then begins to fall to a low point at the 118 contour. The cul-de-sac to the east also drains to the same point. There isn't sufficient room in that area for stormwater management.

The loop roadway has a low point at elevation 100 but there isn't any area shown to the west of the 100 contour to accommodate stormwater facilities nor is there adequate room to locate one.

That roadway continues down hill to Coffin Street. The stormwater will flow with the roadway. There isn't any room for a stormwater management facility at the Coffin Street end of the roadway.

The roadway west of R23-9A has a low point of elevation 56. There is proposed to be 1660 feet of roadway draining to that point. Where can a stormwater management system be located in that area.

The runoff from the roadway to the south of the septic system area as well as the roadway in front of the parking lot will flow to Coffin Street to combine with the other flows mentioned previously. Where will the stormwater be treated?

There is a low point in the roadway between the wetlands near the label **Map 230 Lot 110**, Where will the stormwater management area be placed?

The low point in the cul-de-sac at the northerly end of the property near **lift station #3** is at elevation. Where can a stormwater system be placed?

Sensitivity to the Surrounding Area

The density of development in west Newbury is about 6.2 housing units while the proposed project is approximately 0.5 acres per housing unit or 12 times denser than the town as a whole. It is clear that the only intent of the site design was to fit as many units as possible on the site.

Most large housing projects have a buffer strip between the development and the proposed houses of 50 feet in width. Such a buffer represents good design practice and exhibits some sensitivity to the neighborhood. The design presented has no such buffer as can be seen on the proximity of proposed houses to parcels R23-70, 80,9A,10 and 38 and R24-23, 24 and 80. A 50 foot buffer strip is shown on Figure 3. Such strips are usually left undisturbed with access roadways being the only exception.

As can be seen about 30 houses are in whole or part within the buffer and if such a buffer existed would not be in the project. Because such buffers remain natural and undisturbed grading required for the houses and roadways would also not be allowed in the buffer which would further reduce the size of the project.

Visual Impact

Developments on hilltops create a visual impact that changes what is perceived as the nature of a community. Constructing homes on the highest elevation on the property will not only reduce the perceived rural nature of the community when driving along Main Street and Coffin Street but will also be a disturbance that can be seen from across the river in Merrimac MA. It will have a similar visual impact that the hilltop development near the Renaissance Golf Course has on the River Valley.

Accessibility

The property is accessible only by car. There isn't any public transportation in West Newbury.

There aren't any sidewalks on Coffin Street or Main Street.

There isn't any industry in Town and limited commercial trade thus employment for those moving to the project would be outside of town and accessible only by car. This may prove to be a limiting factor in attracting those seeking affordable housing to the site.

Sustainability

The construction of 152 homes on the project site requires the construction of a community septic system. The area in which the system can be located is restricted by soils and local and state septic system regulations. The area shown for the septic system is approximately 40,000 square feet.

Without soil testing on site some assumptions would have to be made about the correct size of the system. Assuming a flow rate of 110 gallons per bedroom as required by Title 5 and 396 bedrooms on site the total daily flow of sewage would be 43,560 gallons per day. Such a large system is required by DEP to be a Pressure Distribution System and the least restrictive loading rate provided in 310CMR 15.242 is 0.63 gallons per day per square foot. So, the system would need to be approximately 70,000 square feet in size as opposed to what is shown as 40,000 square feet. Also, a reserve area of equivalent size needs to be available. The size of the system can be reduced by using an approved alternative system.

While for a smaller project such an issue of septic size and treatment can be left for development of a definitive plan, this issue of septic system size and treatment type needs to be resolved before site approval MassHousing because it is directly related to the sustainability of the project. Because there aren't any public sewers in town and there isn't a sewage treatment plant failure of the septic system would be catastrophic for the residents of the project.

Without resolution of this issue sustainability of the project cannot be assured.

Amenities

The Open Space areas need to be designated on the plan and walking trails and access provided. For a project of this size playgrounds need to be shown on the plan and playing fields if possible.

Such amenities are vital to a community.

Building Design

Houses in West Newbury run the gamut of building styles seen in this part of New England. Homes include 300-year Colonial buildings, Federalist buildings, Georgian, Italianate, cottage design and modern.

The building designs presented are not unattractive but offer a limited variety in styles and reflect only one style of building. And because of the limited styles the project will be visually repetitive. So as such the buildings don't provide a better design in relation to the surrounding community.

Other Considerations

Fully 15 percent of the site is wetland according to the developer and a review of the submitted plan shows most of the non-wetland areas will be utilized for housing, roadways, and septic systems. The density of development does not speak to consideration of landforms and topography but rather maximum utilization of the site area.

The submitted information claims that there are 2,0123,48 square feet or 46 acres of open space. But the green hatched areas on the attached plan which are proposed to be undeveloped consists of 1,620,887 square feet or 38 acres. Of that area wetlands comprise 666,336 square feet or 15 acres according to the developer (it is actually closer to 20%) . So, the “useable” open space will be only 23 acres of the total 75-acre site.

Conclusion

As presented by the plans and as shown above the proposal does not meet the criteria established in the language of 40B. It has not been demonstrated that the project has been designed





































“to protect the health or safety of the occupants of the proposed housing or of the residents of the city or town, to promote better site and building design in relation to the surroundings, or to preserve open spaces”

Until the above can be demonstrated the **Site Approval should not be issued.**

Soil Map—Essex County, Massachusetts, Northern Part
(coffin st)



Soil Map—Essex County, Massachusetts, Northern Part
(coffin st)

MAP LEGEND		MAP INFORMATION	
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p>Special Point Features</p> <p> Blowout</p> <p> Borrow Pit</p> <p> Clay Spot</p> <p> Closed Depression</p> <p> Gravel Pit</p> <p> Gravelly Spot</p> <p> Landfill</p> <p> Lava Flow</p> <p> Marsh or swamp</p> <p> Mine or Quarry</p> <p> Miscellaneous Water</p> <p> Perennial Water</p> <p> Rock Outcrop</p> <p> Saline Spot</p> <p> Sandy Spot</p> <p> Severely Eroded Spot</p> <p> Sinkhole</p> <p> Slide or Slip</p> <p> Sodic Spot</p>	<p> Spoil Area</p> <p> Stony Spot</p> <p> Very Stony Spot</p> <p> Wet Spot</p> <p> Other</p> <p> Special Line Features</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:15,800.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Essex County, Massachusetts, Northern Part Survey Area Data: Version 15, Sep 12, 2019</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Aug 28, 2019—Sep 20, 2019</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>	

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12A	Maybid silt loam, 0 to 3 percent slopes	2.5	1.9%
67A	Leicester fine sandy loam, 0 to 3 percent slopes	4.1	3.1%
72A	Whitman loam, 0 to 3 percent slopes	5.5	4.2%
228B	Buxton silt loam, 3 to 8 percent slopes	6.4	4.9%
228C	Buxton silt loam, 8 to 15 percent slopes	9.6	7.4%
240B	Elmwood fine sandy loam, 3 to 8 percent slopes	1.4	1.0%
405B	Charlton fine sandy loam, 3 to 8 percent slopes	16.4	12.6%
405C	Charlton fine sandy loam, 8 to 15 percent slopes	33.6	25.9%
405D	Charlton fine sandy loam, 15 to 25 percent slopes	23.6	18.2%
410B	Sutton fine sandy loam, 3 to 8 percent slopes	6.8	5.2%
411B	Sutton fine sandy loam, 0 to 8 percent slopes, very stony	0.3	0.2%
411C	Sutton fine sandy loam, 8 to 15 percent slopes, very stony	14.2	10.9%
715B	Ridgebury and Leicester fine sandy loams, 3 to 8 percent slopes, extremely stony	5.6	4.3%
Totals for Area of Interest		130.2	100.0%

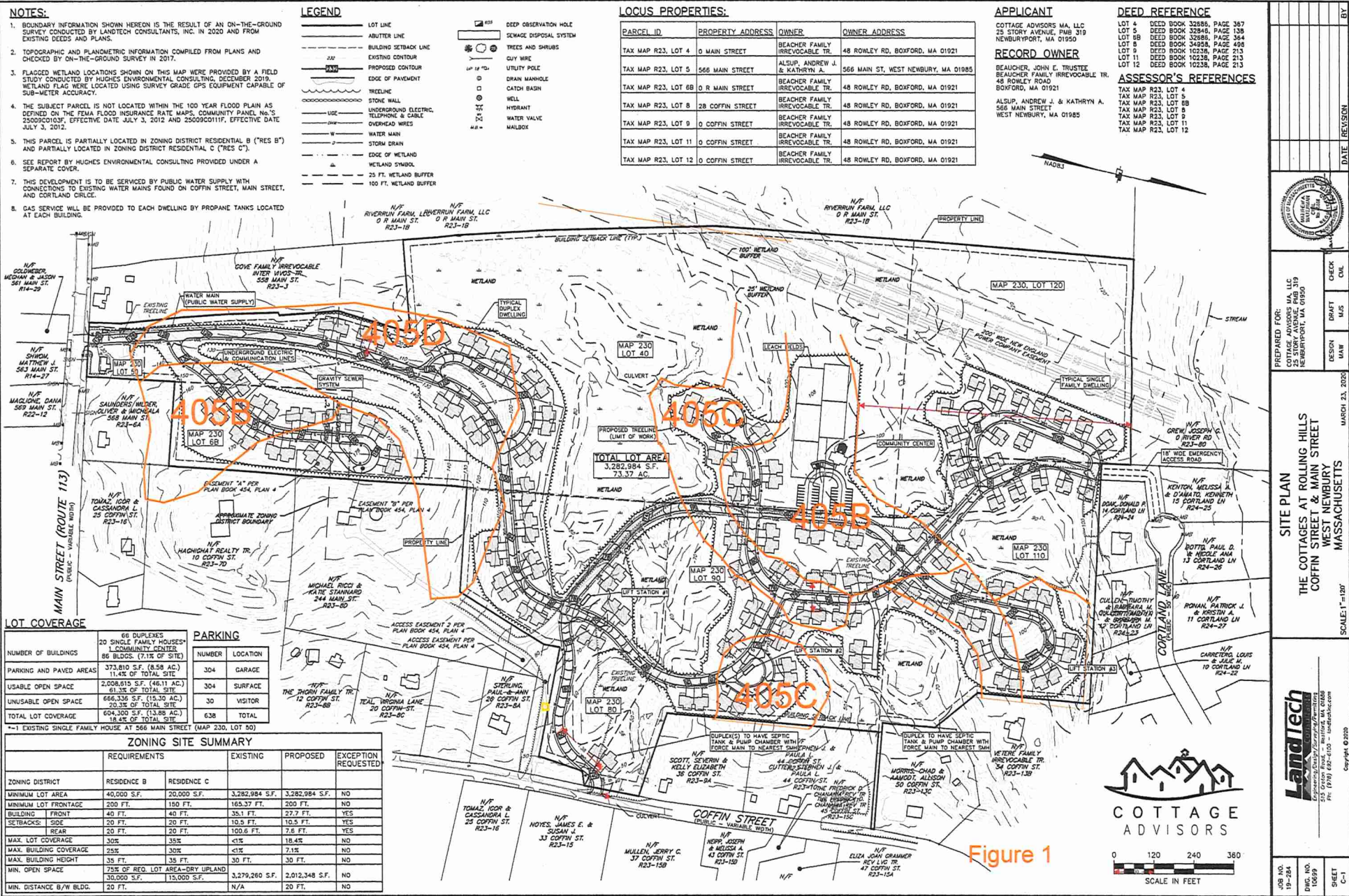
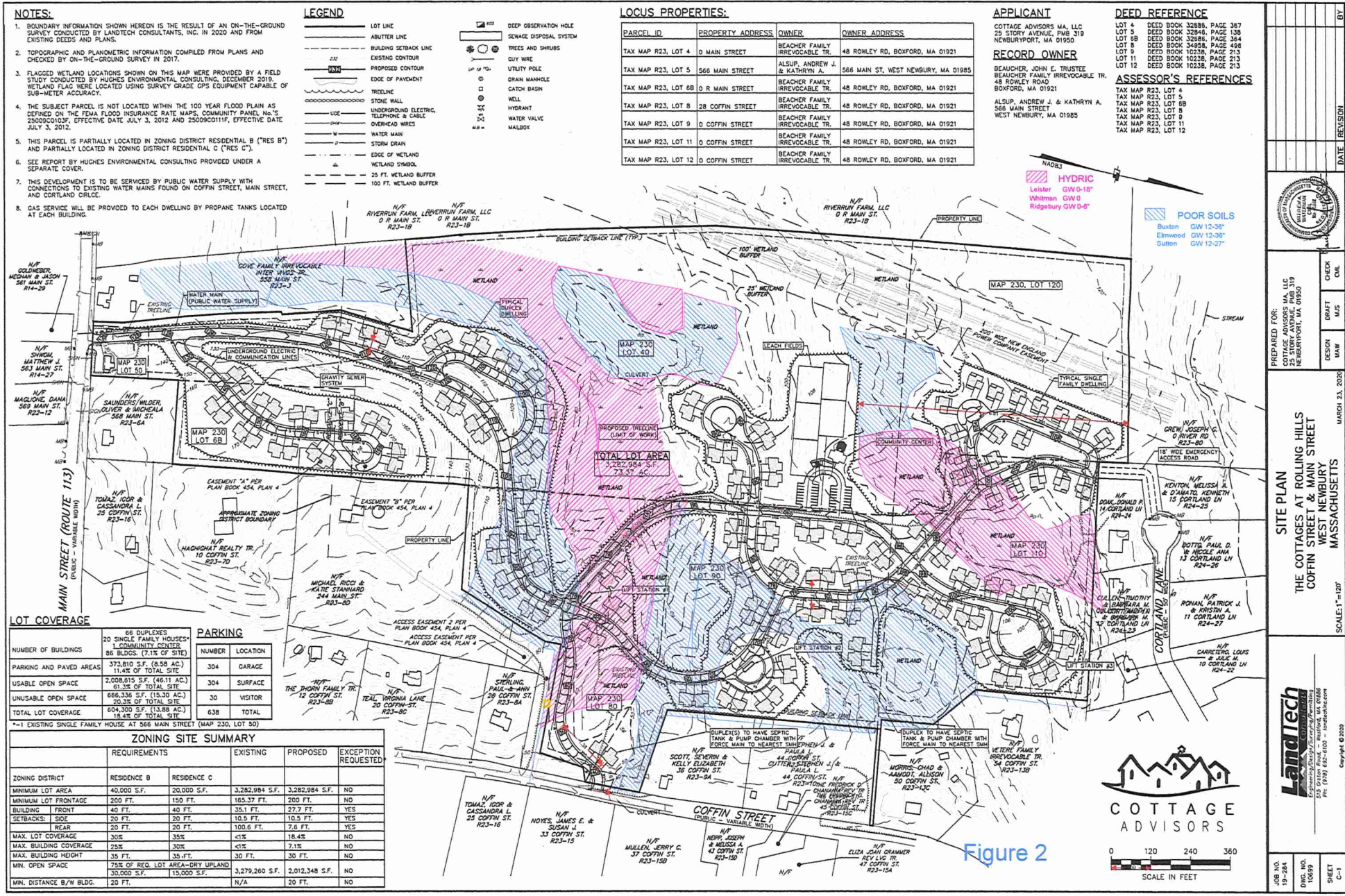
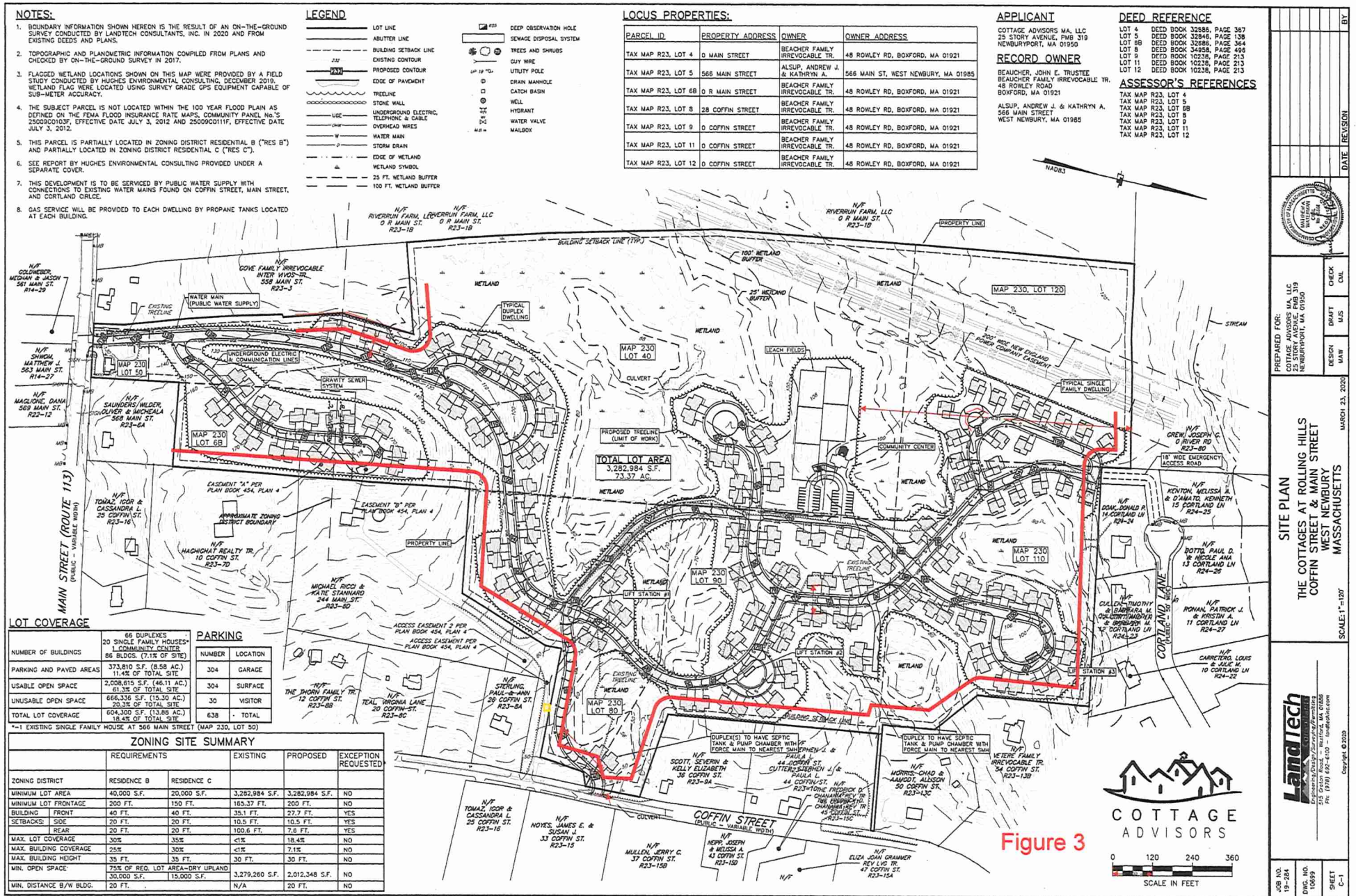


Figure 1





Comments April 6, 2020
The Cottages at Rolling Hills
28 Coffin Street & 566 Main Street
Project Eligibility/Site Approval

Mass Housing

Site Approval Checklist

On page 4 of 8 – Large Scale Project Review

# Housing Units in Municipality	Maximum # of Project Units
7500	Greater of 300 or 2% of total housing units
5,001-7,499	250 units (range of 20 – 30 housing units per project unit)
2,500 -5,000	200 units (range of 12.5 – 25 housing units per project unit)
2499 of fewer	150 units (17 housing units per project units)

The text in red has been added.

West Newbury has approximately 1500 housing units and if the 17 housing units per project unit is applied to West Newbury the total number of project units would be 88.

It is essential that a project such as proposed is not overburdening to the community into which it is to be located and can provide the services and conveniences to the residents of the proposed project.

The project is far too large for a small community to easily absorb and without public transportation does not provide adequate services for the proposed residents.

The 152 units proposed exceeds the 150 units listed in the table above.

Comprehensive Permit Site Approval Application/Homeownership

Page 4 – Age restricted? Is checked as No but the if Yes 62+ is checked. Inconsistent

Location Map

Page 1 of 2 – Map is deficient because of lack of streets

Page 5 – Total Buildable site area. The 2,616.647 square feet of buildable area is misleading since only 28 acres (1,219,680 s.f.) of the 75 acres have soils suitable for septic systems.

Current Zoning is RB and RC not solely RB as listed in the application

Page 6

Wastewater – private wastewater treatment – What does the Description “not on Coffin” mean since all wastewater treatment will be private.

Distance from Multifamily housing has been left blank but there is housing at the Page School, on Bachelor Street and behind the 1910 building.

Page 7

The statement “Park and Ride facility with Bus services to this lot through the Coach Company” is misleading since the Coach Company does not provide any service to Coffin Street. There isn’t any public transportation service proximate to the site.

Site Characteristics and Development Constraints**Page 7**

While the applicant answered that there weren’t any easements there is a large easement for the electric transmission lines that run through the property. Also, the Existing conditions plan shows Easements A and B. Homes are proposed to be built within easements A and B.

Maps

The two maps provided do not show the entire site

By Right Plan

The By Right Plan shows filling wetlands in excess of 5000 s.f. which would not be approved by DEP unless it can be shown that it is the only access. In fact, the Site Plan showing the development of 152 units shows a different access from Coffin Street.

The plan shows 38 buildable lots yet lots 13,14,15,17,24,25,26,27, 28 and 36 contain soils that are not conducive to septic systems. So, the yield may only be 28 Lots.

Sheet C-1 Site Plan of the Plan Set

The plan does not account for stormwater management areas. The roadways, parking areas, and roof tops account for 14 acres of impervious area. The excess stormwater has to be collected, held and released in a manner that does not cause damage to neighboring properties.

For instance, where can a stormwater management area of adequate size be located near the Coffin Street access to reduce peak flow to Coffin Street. Construction of homes to the limits of the land that border properties 39-54 Coffin Street and 10 Cortland Lane doesn’t leave any land on which to construct detention basins.

The plan as developed utilizes most of all of the non-wetland areas of the site and leaves little room for the stormwater management areas that are necessary and the grading needed to accommodate this project. There are areas on site where the existing grade has to be reduced by 20 ft

Sidewalks are not shown, neither are pocket parks nor walking trails. Additionally necessary grading is not shown.

For the plan to be complete and present an accurate picture of the proposed development Site Plan C-1 must be revised to include:

All proposed grading

Stormwater management areas

Sidewalks and grass strips separating the sidewalks from the roadway.

Walking trails

Retaining walls

Advanced wastewater treatment facility referenced in the text

If roads are proposed to be accepted by the Town, the Right of Way width should be shown

While a plan submitted with a 40B application need only be preliminary, it forms the basis for a future Definitive Plan to be submitted to the Zoning Board of appeals acting as the Planning Board. If the above issues are not addressed on this preliminary plan the definitive plan could be substantially deferent than what is presented here and may mean the project does not conform to the original approval.

Parking Table

Shows 638 spaces on page 9

Number	Location	Actual Number
304	garage	283
304	surface	284
30	visitor	30
638	Total	597

Table as shown on plan is incorrect. And corrected is nearly 4 spaces per unit as opposed to the 3.35 references in the text.

Lot coverage seems incorrect

Section 3.3-Narrative

The first paragraph reads as follows:

“The development is following the residential design principals of open space clustering as instituted by most of the progressive communities throughout the Commonwealth of Massachusetts. The goal of these type of these residential developments is to minimize the

disruption of the existing land therefore minimizing the impact to wetlands and preserving as many trees as possible. We also create open space areas called "pocket parks," which are green areas with plantings and outdoor sitting areas with the goal to create inviting neighborhood gathering spaces. We will also have homes facing the pocket parks and preserved open space areas enhancing all of the home homeowners living experience. The other key elements are walking trails and sidewalks, connecting the various neighborhoods, which enhances the community experience and promotes healthy living."

While this statement is true in a general discussion of open space development it is misleading and in fact does not apply to this project as submitted.

In a normal open space development or a cluster development there are far fewer houses than presented here and far greater useable open space than presented in the submitted plan. Almost all of the upland area in the submitted plan is utilized for development and almost all of the open space is wetland.

The "pocket parks referred to in the narrative are not shown on the plans. Walking trails and sidewalks mentioned in the narrative are not shown on the plan.

Sustainable principals

There aren't any sidewalks on Coffin Street or Main Street connecting the proposed development to "Town Hall, Open Space and Trails, Playgrounds and Schools"

The project is not in the Town Center as suggested nor is it "with easy access to Town Hall, school and parks" because there aren't any sidewalks.

Sustainable Development Criteria Scoreboard

Nothing checked under new construction

Method 2

Must meet a minimum of five criteria

Concentrate development and Mixed uses

The project does not revitalize the City or Town center

It is not pedestrian friendly because sidewalks are not proposed in the subdivision and there aren't any sidewalks in the surrounding area thus Pedestrian friendly should not be checked. Therefore, it does not meet 5 Sustainable Development Principals

Rehabilitating the house at 566 Main Street which doesn't need rehabilitation is not in the spirit or intent of the Commonwealth's desire to actually rehabilitate large factory structures and dilapidated structures for reuse.

So at best only 3 out of 5 are met.

Expand Housing Opportunities

The proposed homes are not near jobs, transit or other services. The box should not be checked

Increase Job and Business Opportunities

Nothing in this section should be checked. The project will provide temporary construction jobs only.

Town Manager

From: Rose Vetere [REDACTED]
Sent: Wednesday, April 8, 2020 7:58 PM
To: Town Manager; Selectmen
Subject: Comments on 40B Project Eligibility
Attachments: Coffin Street Development Questions.pdf

Good morning Mr. Jennings and Mr. Archibald,

I am an abutter to the proposed Coffin Street housing development and am writing to comment on the 40B Project Eligibility/Site Approval application submitted by Cottage Advisors on March 27, 2020. This 72+-acre parcel has seen a lot of activity over the past few years. At each juncture of its proposed development, opposition has been fierce and vocal. This current proposal suffers from the same poor judgment that previous developers have exhibited. They have failed to take into account the character of the town, the will of its residents to maintain its rural identity, and the size of projects that run counter to its desire to retain open space and its small town flavor. This current project is another over-sized development that will negatively and unnecessarily affect, and stretch, our town's resources. I think we can do better than to support a 152-unit housing development to accommodate the housing needs of our community.

After reviewing the project application, I prepared a document containing my comments about it. I submit it to you in response to your call for comments and as a way to participate in the Board of Selectmen's meeting on April 9.

Please confirm that you have received it.

Respectfully,
Rose Vetere
54 Coffin Street
[REDACTED]

"To achieve great things, two things are needed: a plan and not quite enough time."
Leonard Bernstein, composer

Inaccuracies/Inconsistencies in 40B Project Eligibility/Site Approval Application

Section 1 General Information:

Developers indicated NO when asked in there would be age restriction. Then indicated YES for 62+.

Section 2 Existing Conditions/Site Information:

Applicants responded that there were no previous development efforts, but in 2018 the Town at Town Meeting voted down a solar overlay zoning district that would have accommodated the construction of 4MW solar power plant by SWEB on the 28 Coffin Street property.

Prior to that development effort, Greene Construction proposed a 34-unit housing development on the 28 Coffin Street property. Greene Construction abandoned the project when Planning Board required it to test the soil for its capacity to support 34 individual septic systems.

Section 2 Existing Utilities and Infrastructure:

Wastewater Treatment:

Applicants indicate that there is private wastewater treatment at 566 Main Street but not on Coffin Street. **Is the existing wastewater treatment at 566 Main Street supposed to accommodate the 152-unit development?**

Water-Public Water:

Applicants state that the municipal water infrastructure is more than adequate to handle the services necessary for the proposed project. According to the West Newbury Housing Production Plan 2018-2022 under planning challenges, "The Town's wellfield is insufficient to meet peak water demands, necessitating the purchase of supplemental water from Newburyport and a need to identify new water supplies in the town; ..." **How will the Water Department respond to this contradiction?**

Surrounding Land Use/Amenities:

Applicants left out information about Multi-family Housing in the project vicinity. There are three multi-family housing sites near the proposed development; at the Page School, on Bachelor Street, and behind the 1910 building.

Applicants neglected to note that there is NO public transportation available to the listed amenities.

Public Transportation:

Park and Ride facility (3.3 miles) and MBTA Station (6.1 miles) are only accessible by automobile.

Site Characteristics and Development Constraints

Inaccuracies/Inconsistencies in 40B Project Eligibility/Site Approval Application

Applicants responded that there were NO easements, rights of way, or other restrictions affecting the development of the site. In fact, there is a large easement for electric transmission lines that run through the property. Also, the Existing Conditions Plan shows Easement A and B.

Section 3 of the 40B Project Eligibility/Site Approval application:

Project Information (Parking):

Developers have planned for an average of 3.35 parking spaces for cars. Given that the project area is not amenable to pedestrian traffic because of a lack of sidewalks at 566 Main Street and Coffin Street, or readily accessible to public transportation, **how does this development meet the criteria for a transit-oriented development?**

Section 3.5 Sustainable Development Principles

This project does not meet a minimum of 5 out of 9 Sustainable Development Principles as required.

(1) Developer Self-Assessment: Method 2

Concentrate Development and Mix Uses

Applicant states “It is a pedestrian friendly neighborhood with sidewalks that is within a mile from Town Hall, Open Space and Trails, Playgrounds and Schools” and checked off *Pedestrian Friendly*. There are no sidewalks on Coffin Street or by 566 Main Street. It is unsafe to walk on these roads, especially after the addition of increased traffic from the development, so *Pedestrian Friendly* is an inaccurate description of the proposed project.

(3) Protect Land and Ecosystems

Applicant checked that this development would create or preserve open space or passive recreational facilities. In fact, almost all of the upland area in the submitted plan is utilized for development and almost all of the open space is wetland. This is not in the spirit of sustainable development principles.

(5) Expand Housing Opportunities

This development is not near jobs, transit, or other services. It is also not compatible with the community’s character and vision in light of its size and density and the negative impacts on a small town.

(6) Provide Transportation Choice

According to the 40B Project Eligibility/Site Approval application, the project is to “maintain and expand transportation options to reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared vehicle and shared ride services, bicycling, and walking.” **How will the developer’s plan for 638 parking spaces reduce congestion, conserve fuel, and improve air quality?**

The town does not have access to surface transit, and access to rail and bus transportation is through automobile. Biking or walking on hilly Main Street is difficult if not dangerous. **How will this project meet the criteria to expand transportation choices described above?**

Inaccuracies/Inconsistencies in 40B Project Eligibility/Site Approval Application

For rural West Newbury, this development is further than **one** mile to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations. Interstate 95 is 3.3 miles from the proposed development. Interstate 495 is approximately 8 miles from the proposed development. This development is not located within West Newbury's town center as stated in the applicants' comments. There is no easy access to the center of West Newbury, which has a very limited business district. This development will not revitalize the town center.

(7) Increase Job and Business Opportunities

All checked items in this section are misleading. The jobs associated with this project will be temporary construction jobs only. This development will provide **none** of the stated goals to promote economic development, expand access to education, training and entrepreneurial opportunities, support growth of local businesses, including sustainable natural resource-based businesses.

General Comments/Questions

"Upon submittal of a 40B application, the Town would also be eligible to pursue a technical assistance grant which would support dedicated consultant support to the ZBA during the 40B review and hearing process, and would do so." **Who is the town going to hire and what criteria are they going to use to evaluate the project to determine if it's in the town's interest?**

Chapter 5 of the **Town of West Newbury Housing Production Plan 2018-2022**, sets goals for achieving 10% affordable housing. The Housing Production Plan (HPP) also states, "If a community has a DHCD-approved HPP and is granted certification of compliance with the plan by DHCD, a decision by the Zoning Board of Appeals (ZBA) relative to a comprehensive permit application will be deemed "consistent with local needs" under MGL Chapter 40B. "Consistent with local needs" means the ZBA's decision will be upheld by the Housing Appeals Committee." **Is the West Newbury HPP DHCD-approved and certified?**

Applicant states "It is a pedestrian friendly neighborhood with sidewalks that is within a mile from Town Hall, Open Space and Trails, Playgrounds and Schools" and checked off *Pedestrian Friendly*. The property is **not** within one mile of the center of town, and there are no sidewalks on Coffin Street or by 566 Main Street. It is unsafe to walk on these roads, so the term *Pedestrian Friendly* is inaccurate. **Will there be plans to construct sidewalks on Main Street to accommodate access to the sites stated above?**

Bald eagles have been sighted on River Road, and the site contains considerable acreage of wetlands. **Will there be a comprehensive animal and bird habitat and endangered species study?**

The proper location and extent of wetlands is critical to the project, and any increase in the wetland areas will probably reduce the project size. It is critical that a peer review consultant is

Inaccuracies/Inconsistencies in 40B Project Eligibility/Site Approval Application

hired to review the wetlands line because wetlands are determined by soil as well as vegetation and there is room for interpretation in establishing a wetland line. **Will the Conservation Commission hire a peer reviewer and require the applicant to pay the cost?**

The By-Right Plan shows 38 buildable lots, yet lots 13, 14, 15, 17, 24, 25, 26, 27, 28, and 36 contain soils that are not conducive to septic systems. **How are the applicants planning to address this challenge of sewerage treatment?**

The plan does not account for storm water management areas. The excess storm water has to be collected, held and released in a manner that does not cause damage to neighboring properties. The applicant has planned the construction of homes to the limits of the land that border properties 39-54 Coffin Street and 10 Cortland Lane and hasn't left any land on which to construct detention basins. The plan, as developed, utilizes most of all of the non-wetland areas of the site and leaves little room for storm water management areas that are necessary, and the grading needed to accommodate the project. **Where can a storm water management area of adequate size be located near the Coffin Street access to reduce peak flow to Coffin Street?**

Town Manager

From: Elisa Grammer [REDACTED]
Sent: Thursday, April 9, 2020 9:02 AM
To: Selectmen; Town Manager
Subject: Questions re 40B project

Hello and thank you for your outreach to townspeople about this 40B project.

A couple of questions:

1) What processes or mechanisms will the Town be using to determine the increased demands on Town budgets resulting from a sudden increase in population? For instance, homes with school children (appropriately) tend to be net negative in terms of tax base. Increased demand on water resource capacity, social services, etc. may be expected to increase costs for ongoing services *and* for capacity requiring capital improvements. How will the Town be considering questions such as its finite borrowing capacity (and muni bonds are not doing well in COVID 19 world) vs borrowing for the no-known-use Carr Post?

2) What mechanisms will the Town be able to use to protect itself and the ensuing 40B development homeowners' association from problems this developer leaves behind? For instance, this developer has a history, as seen at Follansbee, of manipulating wetlands and drainage in a way that requires ongoing HOA responsibilities for inspection and maintenance of elaborate stormwater management systems--which obligations the HOA may be unaware of or unable to cope with, ultimately potentially devolving responsibility to the Town.

In the instant case, the development proposal includes an apparently huge single wastewater system, with homes at the bottom of steep hills pumping their sewage uphill. It does not take much imagination to foresee homeowners, neighbors, and the Town left to confront a calamity after the developer is long gone.

The defeated solar proposal for the instant property included long term bonding obligations placed on the developer--can that or something like it be done here?

Thanks again for this opportunity to raise questions and for your thoughtful approach to this issue--

--

Elisa J. Grammer
[REDACTED]

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Town Manager

From: A Sterling [REDACTED]
Sent: Thursday, April 9, 2020 2:58 PM
To: Selectmen
Subject: 40B Project - questions for tonights meeting

Questions for April 9th Special Meeting

1. Coffin Street is old and narrow now serving the 28 homes on it. The new development road will funnel the majority of its vehicles on to Coffin Street. Residents will take the shortest route from this development to the public road meaning narrow Coffin Street will be taking the brunt of the development. Coffin street is ill equipped to handle the vehicles of over 100 new houses - 250+ cars. What provisions will be made to allow Coffin Street to safely accommodate this increase in Traffic? Can there be a way Main Street takes at least half or more of the vehicles?
2. Would narrow Coffin Street be used for the heavy trucks and traffic during the building of this development? What is the construction schedule? Will the construction be in phases?

Thank you,
Annie & Paul Sterling
26 Coffin Street

Questions and Comments About 40B Proposed Development

- Town determined the appropriate zoning for this property is Rural/Agricultural/Light Residential..... A neighborhood of 152 (66 of those duplexes) and 638 cars does not come close to meeting any of these three.
- The scale and scope does not fit the character of the town, or benefit the community, but puts extreme burden on town services, traffic, safety, and the environment
- This would “pour” approximately 450+ people (10% increase to the town’s population) in a very short period-of-time, attempting to fit this into a square acreage of .76 (less than 1%) of the town’s size. That development is being crammed in.
- Plan calls for parking of 600+ cars that would be added to the town roads-This presents considerable traffic and safety issues, with little to no access to sidewalks near the entrance/exits emptying onto a rural country road, Coffin St and small Main St.-**What concerns does public safety/the town have and how would this be handled?**
- What are the plans to perform an “environmental impact study?”-**How does the town propose this would be handled?**
- **Given the difficulties to operate in the restrictions of the COVID-19 pandemic, and the importance, scope and scale of the proposed 40B project in order to properly perform due diligence on many aspects of the plan, what options are there to postpone this application approval process?**
- This development turns Coffin St (a rural road) into a “main” road, unable to handle this traffic.-Adding high traffic roads up against homes previously set far away from street frontage with no sidewalks-How would this be handled?

Donald Doak

14 Cortland Ln

West Newbury

Town Manager

From: dana maglione [REDACTED]
Sent: Friday, April 10, 2020 11:46 AM
To: Town Manager
Subject: Site Appr. Application

Hello Angus,

I live at 569 Main St,(since 1968) and have received the letter the abutters have also. Many questions come to mind but I am aware there is 10 foot frontage next to 566 Main St. After looking at these plans..is this develop planning on purchasing 566 Main St in a private sale which has been agreed to should this ever go through in future? That would be very disturbing to myself and neighbors. I'm aware 10 feet is not enough to create and entrance and exit onto Main Street. Please advise any information you may have on this. Thanks you in advance for keeping all current on this,

Dana Maglione

PS It would be a tragedy that one person (developer) could use 40B as a weapon per say here and overrule an entire town.

Town Manager

From: Kathy Feehery [REDACTED]
Sent: Thursday, April 16, 2020 2:38 PM
To: Town Manager
Subject: Beaucher Property 40B Project Application/Site Approval

Hello Angus,

I want to follow up on my concerns expressed at the Selectmen's remote meeting on April 9.

Since Riverrun Farm abuts the wetlands on the west side of this site, I am concerned both for water table problems due to deforestation, road and house building and for storm water abatement to those same wetlands. My pastures, vegetable garden, and even my lower barn in that area will suffer and perhaps become unusable. There does not seem to be any room in the site plans for any storm water abatement in that area nor on the east side above the abutting houses on Coffin Street. The developer may not be aware of the issues that arose during the "Mother's Day Flood" several years ago. I fear for a repeat of that debacle unless adequate storm water abatement is provided. Related to that issue is a question about the septic system this project will have. Since it will be one mega system, I am concerned about the addition of all the wastewater, no matter how clean, on this same wetlands area on the west side of the project. The proposed septic system is sited directly up hill from this wetland area and I am concerned the discharge will also end up in there, as well as in the back of several of the units that are also downhill from it.

I have a question about the 40B procedure, if this application is successful and it is then determined that wetlands delineation or storm water abatement needs necessitate decreasing the number of units the developer is currently proposing. Would this be considered a "economic hardship" which the developer could use to force construction of this number of units?

Additionally, I am concerned that access to the National Grid ROW is not included in the site plan. I have allowed National Grid access to this area for routine and extraordinary maintenance as well as for construction projects for over 22 years. I am aware of a future construction project and National Grid's concerns about both access and the closeness of some of the units to the ROW. If there is a proper road near the ROW, it makes sense to access the ROW in that area rather than disrupting my business and farm.

I had mentioned many proofreading and other errors in the proposal in my earlier email and wanted to share one more. This developer does not even seem to know the correct address of his Newburyport office as on the site plan, Storey Avenue is presented as Story Ave and not in jest.

Thank you for all the effort you and other town departments are making on this project application.

Kathy Feehery
Owner/Managing Partner
Riverrun Farm
540 Main Street
Sent from my iPad

Town Manager

From: Rose Vetere [REDACTED]
Sent: Friday, April 17, 2020 9:29 AM
To: Town Manager
Cc: Tim Cullen; Jean Lambert; Allison Aamodt; Chad Morris; Robin; Katie Stannard; Don Doak; Rose Vetere; Matt Carretero; Jacqui Bleczinski; Ken D'Amato; Sharon Boes; Eric B; Maureen McCall; P Botto; Kristine Carney; S Bleczinski; Jumahoca; Kristin Ronan; M Ricci; Melissa D'Amato; Frank Vetere; Susan Noyes; Peter Vetere; Kathy Feehery
Subject: 40R and Coffin Street Development

Good morning Mr. Jennings,

I have attached a summary of **40R** regulation, which I believe is the regulation under which Cottage Advisors will be constructing the housing development off Coffin Street. It states, "Chapter 40R seeks to substantially increase the supply of housing and decrease its cost, by increasing the amount of **land zoned for dense housing.**"

West Newbury zoning by-law states,

5.A.1. Purpose

1. *The Residence A and B Districts are intended to provide **low density** residential, rural and agricultural areas.*
2. *The Residence C District is intended as a primarily residential area.*

Is there a requirement to change the zoning of the property at 28 Coffin from "low density residential" to "dense housing"?

Also, upon reviewing WN Zoning By-Laws, are all conditions related to new construction automatically null and void due to the 40R regulation and the current application?

What authority can the Town retain with regard to its zoning by-laws? I came across the following section:

5.A.4. Uses permitted in the Residence B and C Districts on a Special Permit granted by the Planning Board subject to appropriate conditions where such are deemed necessary to protect the neighborhood or the Town in accord with the provisions of Section 8.A.

a. Dwelling containing not to exceed four (4) units, provided that:

1. i) The lot shall have at least four (4) times the minimum lot area for the District in which it is located.
2. ii) The units are serviced with Town water.
3. **iii) No such structure shall be constructed or placed on land shown as Medisaprists, Scarboro, Ipswich or Westbrook Soils, or on soils listed in Table 16 as having frequent flooding and/or depth to water table of less than six (6) feet, and shown on a map or maps contained in the "Soil Survey of Essex County, Northern Part", U.S. Department of Agriculture, Soil Conservation Service, February 1981, on file with the Planning Board and the Town Clerk.**
4. iv) The structure shall be designed to conform to the natural terrain.
5. v) The structure shall be of an architectural style which is compatible with the prevailing style in the area in which it is located.
6. vi) All parking shall be located to the rear of the front setback line.

Will the Town hire an outside specialist to address the nature of the soil, and wetlands, contained on this property?

Thank you for consideration of my questions.

Respectfully,
Rose Vetere
54 Coffin Street

<https://www.mass.gov/service-details/chapter-40r>

Chapter 40R

Chapter 40R seeks to substantially increase the supply of housing and decrease its cost, by increasing the amount of land zoned for dense housing.

The Smart Growth Zoning Overlay District Act, Chapter 149 of the Acts of 2004, codified as M.G.L. chapter 40R (the Act), encourages communities to create dense residential or mixed-use smart growth zoning districts, including a high percentage of affordable housing units, to be located near transit stations, in areas of concentrated development such as existing city and town centers, and in other highly suitable locations.

Projects must be developable under the community's smart growth zoning adopted under Chapter 40R, either as-of-right or through a limited plan review process akin to site plan review.

Upon state review and approval of a local overlay district, communities become eligible for Chapter 40R payments, as well as other financial incentives.

Chapter 40R seeks to substantially increase the supply of housing and decrease its cost, by increasing the amount of land zoned for dense housing. It targets the shortfall in housing for low- and moderate-income households, by requiring the inclusion of affordable units in most private projects.

Effective December 29, 2017, DHCD has amended the Chapter 40R Regulation and adopted Guidance for Chapter 40R and the 40R Regulation. See General Information About 40R Below.

Rose Vetere


Town Manager

From: Kristine Carney [REDACTED]
Sent: Sunday, April 19, 2020 2:29 PM
To: Town Manager; Selectmen; Conservation
Subject: 40B Development Impact
Attachments: 40B Environmental Impact.docx

To Angus Jennings, Board of Selectmen, Conservation Committee:

I am writing to express my concern for the wetland and environmental impact of the proposed 40B project on the Beaucher property off Coffin Street. In its current state the development seeks to install 152 housing units. I am not a direct abutter but given the scope of the project it has raised my concern for the potential impact to surrounding wetlands and natural habitats. Therefore, I have attached the following diagrams for your review and hope they will incite you to further investigate the potential impact to the area with a wetlands scientist and environmentalist who will report on the town's behalf.

Diagram 1 presents information taken from the MassDEP Wetland and Wetland Change Area Map. Diagram 1 highlights not only the wetlands on the Beaucher property and surrounding wetlands those feed, but critical wetlands nearby. In fact, Diagram 2, which was taken from the Town of West Newbury's *2018 Open Space and Recreation Plan*, illustrates critical habitats and wetlands along Coffin Street that lead to the Merrimack River. This area has been delineated as "Core Habitat", "CH wetlands", "CNL Upland Wetland Core", "CNL Upland Aquatic Core", and "CH Priority Natural Community". Furthermore, the *2018 Open Space and Recreation Plan* specifically delineates a number of areas within the Beaucher property to be "Prime Farmland" and "Farmland of Statewide Importance".

Given the magnitude of the development, I believe it is important to exercise due diligence and ensure critical habitats and natural wetland areas will not be negatively impacted in the process. I certainly understand the need for affordable housing, particularly amongst our seniors. However, I would not want to see the area overbuilt to such an extent it compromises the health and welfare of current residents or jeopardizes and harms critical wetlands and habitats. The nesting bald eagles along River Road have certainly reminded us of its importance.

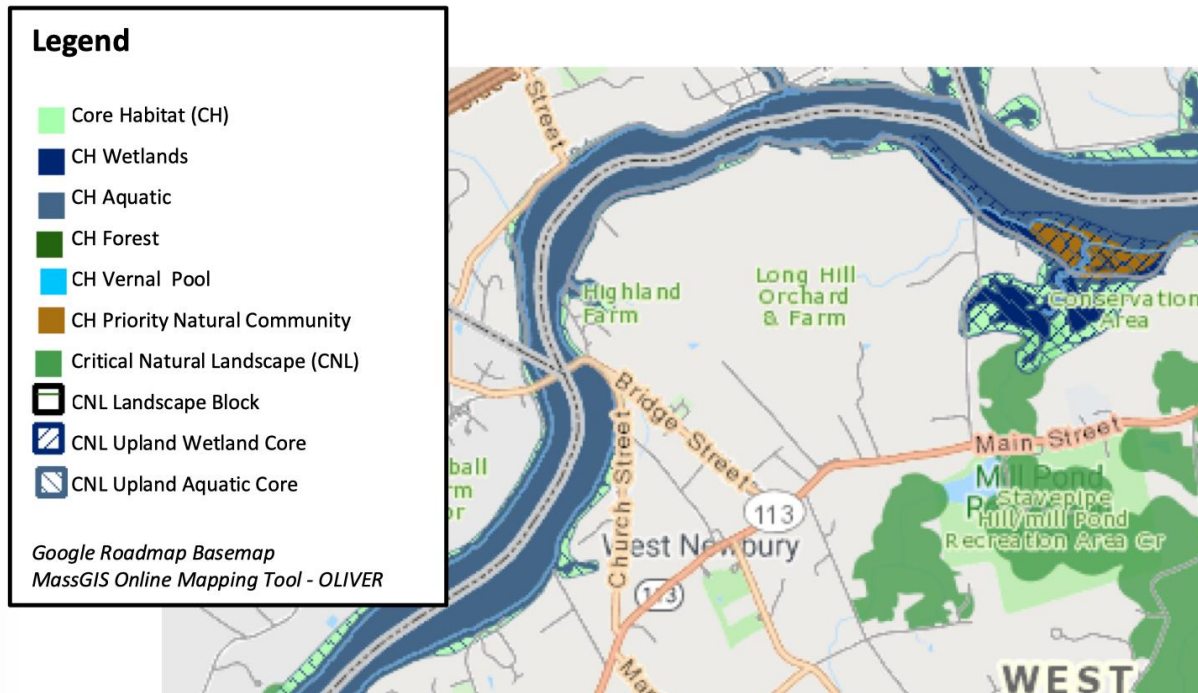
Sincerely, Kristine Carney

Diagram 1:



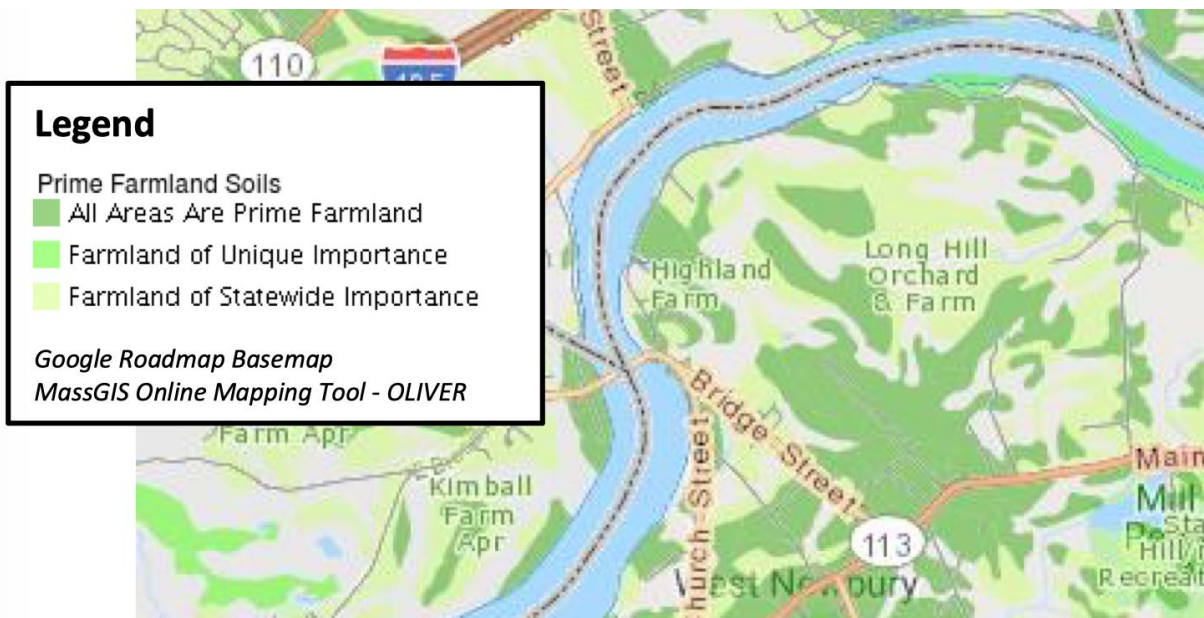
Source: MassDEP Wetland and Wetland Change Area Map

Diagram 2:



Source: 2018 Open Space and Recreation Plan Town of West Newbury
Page 55 Map 41-Biomap 2- Habitat

Diagram 3:



Source: 2018 Open Space and Recreation Plan Town of West Newbury
Page 48 Map 4B-Prime Farmland Soils

Town Manager

From: Anne Donelan [REDACTED]
Sent: Tuesday, April 21, 2020 3:26 PM
To: Town Manager; Selectmen
Subject: Comments regarding 28 Coffin Street and 566 Main Street

Dear Town Manager and Board of Selectman,

I am writing to request and encourage you protect prime farmland in the Town of West Newbury.

I believe the development proposed for 28 Coffin Street and 566 Main Street is inappropriate for town in general and the land parcels in particular. The proposed development is unsuitable for the town because:

- It fails to consider West Newbury's values and character as a town
- The volume of housing proposed will put pressure on groundwater, on town systems and services, and traffic feeding into Route 113.
- It renders valuable farmland unusable

The land in question for development is prime farmland (screenshot attached from MassGIS, http://maps.massgis.state.ma.us/map_ol/oliver.php) and is a key part of the local agricultural supply chain.

The Dunajski's, who grow hay and corn for their dairy herd on Bailey's Lane also produced hay from the Coffin street property to increase the feed for their dairy herd. This hay turns into locally produced milk and cheese.

We have great conservation efforts for wetland and marshland ecosystems. We need to be equally assertive and conversation minded when it comes to local prime farmland. This is a natural resource that once turned to houses or any other form of development will not be available for local food production. This was a key reason that although I am an advocate of renewable energy sources, I was against the use of the same parcel of land for the solar development.

While the current state of affairs has highlighted the importance of and need for local food production, this is not a new concern, and farmland needs preserving.

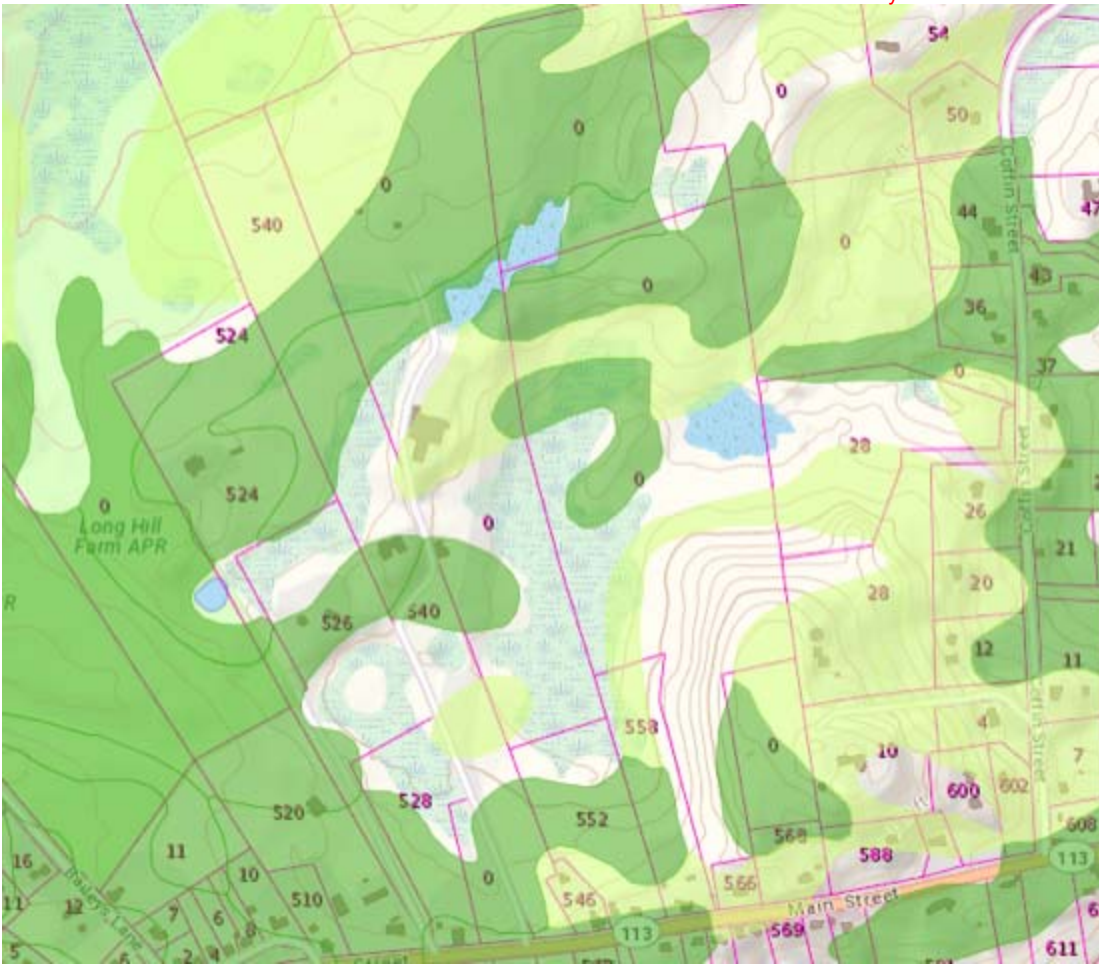
West Newbury as a town needs to protect and preserve the prime farmland within the town. Housing should not come at the expense of farmland.

Many townspeople, including myself and my husband, moved to West Newbury and invested in this town because we appreciated the town's rural character and agricultural focus. We are greatly disappointed with the ongoing and continued large developments being approved and built in the town and want the town government to change the approach to land usage in order to mitigate loss of farmland to development.

In addition to the significant concern around loss of prime farmland, the pressure this level of high-density housing puts on the town resources is concerning. It would seem logical that developer should be held accountable for impact to the town for services, potential groundwater contamination from the septic pressure of such density, traffic mitigation, school headcount impact, land use change, and so on. Other communities, both rural and non-rural often assess heavy impact fees on developments of this nature where there is inherent risk to additional pressure on town resources.

In summary, I would like the town to be more active in protecting prime farmland and to be more active in ensuring town interests are protected. I am not in favor of this use of the land or the density of development without meaningful additional consideration and compensation to the town.

Best regards, Anne Donelan, 32 Bailey's Lane



Prime Farmland Soils Outlines

- All Areas Are Prime Farmland
- Farmland of Unique Importance
- Farmland of Statewide Importance

Prime Farmland Soils

- All Areas Are Prime Farmland
- Farmland of Unique Importance
- Farmland of Statewide Importance

Town Manager

From: Residents Admin
Sent: Wednesday, April 15, 2020 10:59 AM
To: Town Manager
Subject: 28 Coffin Street - site walk
Attachments: P1010810.JPG; 28 Coffin St. #2.JPG; P1010800.JPG; P1010797.JPG

I listened in on the Board of Selectmen's meeting on Monday and heard you are planning a site walk for the 28 Coffin Street property. I took a number of pictures (before it rained) to show you how wet it is. I mentioned to you about the truck that was stuck for sometime in the field.

I am sending the pictures because when you let people know about the site walk please tell them to dress appropriately - everyone will need boots. In fact the pictures are of the very field the cars will be parking in for the site walk.

Annie Sterling





Town Manager

From: Jennifer C. [REDACTED]
Sent: Sunday, April 12, 2020 8:25 AM
To: Town Manager
Subject: New Housing proposal at Coffin and Main Streets

I want to register my concerns and disapproval of the 40B proposal for 152 new housing units at 28 Coffin Street.

The viability of Coffin Street and safety of residents who use that roadway is my first concern. Coffin is a narrow country road that cannot withstand the increase in daily traffic that the added automobile use will produce. Many people walk their dogs, cycle and run along this road with no shoulder space, blind hills and corners. If widening and changes to the road are to be done, it will simply increase driver speed and add to safety concerns. Beyond Coffin Street, River Road has numerous sections without rails and shoulders along the Merrimack River. Dramatically increasing the number of drivers who regularly use that road will also increase the probability of off road accidents. An access road on Main Street is an additional safety concern along a residential area where the traffic speed and current volume of cars and trucks on route 113 is already a worry. In all of these instances the principle that every system is designed to get the results it gets applies. If we create unsafe conditions for driving, walking, cycling and running, someone will get hurt.

Secondly, I join my fellow town residents in expressing distress that these changes will forever alter the character of the town. Together we have endeavored to retain a small town character by preserving open space, having an open, representative town meeting, supporting a reasonably sized youth sports program and celebrating our identity and history together as a community. Please don't let money lead the way to turning West Newbury into Amesbury or Groveland where growth inconsistent with the town's capacity has led to financial and management problems.

I am strongly opposed to this proposal. Find another way to support the low income housing needs of the community – that should be the goal - not to create millions of dollars in profits for a developer.

Jennifer Costain
611 Main Street
West Newbury, MA
[REDACTED]

Sent from [Mail](#) for Windows 10

Town Manager

From: Rose Vetere [REDACTED]
Sent: Wednesday, April 22, 2020 3:27 PM
To: Town Manager
Subject: 4/21/20 Planning Board Meeting

Good afternoon Mr. Jennings,

I attended the 4/21/20 Planning Board meeting because a discussion of the Planning Board's review and recommendations regarding the 40B Project Eligibility/Site Approval Application to MassHousing for 152 housing units at 28 Coffin Street/566 Main Street was on the agenda. I was greatly disappointed to hear that the Planning Board was not prepared to discuss this development. This application was submitted to the Town more than three weeks ago and a follow-up meeting with the Board of Selectmen took place two weeks ago. I appreciated its quick response to this proposal and expected that the Planning Board, with its experience in addressing at least two previous development proposals for this property, would have been ready to share valuable insights into the efficacy of the current proposal.

I am hoping that the other Town offices are taking this application seriously and working diligently to address their concerns about how this development will affect our town and neighborhood.

One of the major concerns of my neighbors is the designation of wetlands. We would like the Town to contract a wetlands specialist to delineate the wetlands contained on the property at 28 Coffin and 566 Main Street. I recommend contacting [Curtis Young](#). Mr. Young has recently retired as President and Senior Consultant of Wetlands Preservation, Inc., but still does consulting work. His contact information is cell is 978-500-4295 or home 978-352-2565.

In addition, will the Town be contacting the Massachusetts Environmental Policy Act (MEPA) Office? The site work described in the Cottage Advisors proposal indicates that it would exceed [MEPA](#)'s environmental thresholds.

I am fearful that the Town perceives this proposal is a done deal and is taking a defeatist attitude. This is not the attitude that I or my neighbors have. We are happy to fully support the Town's efforts to challenge this proposal and the detrimental effect it will have on the Town's infrastructure and abutting properties.

Respectfully,
Rose Vetere
54 Coffin Street

[REDACTED]

"To achieve great things, two things are needed: a plan and not quite enough time."
Leonard Bernstein, composer

Town Manager

From: Kristine Carney [REDACTED]
Sent: Friday, April 24, 2020 5:05 PM
To: Town Manager; Conservation; Selectmen
Subject: 40B Development - Bald Eagle/Migratory bird concerns

April 24, 2020

To Angus Jennings, Board of Selectmen, Conservation Committee:

My last email has caused me to question the impact of the proposed 40B development to bald eagles and other migratory birds in the area. A pair of bald eagles has nested along River Road near the base of the Grew Property not far from the proposed development site and currently has hatchlings. Although they may no longer be on the endangered species list, I believe they may still be protected under both the Bald & Golden Eagle Protection Act and the Migratory Bird Treaty Act. According to the American Eagle Foundation, the act also encompasses “human-induced” actions that disturb and cause nest abandonment (eagles.org). I hope that you review these two Acts and perhaps hire an environmental scientist to do an impact study as there may be other birds of concern in the area. In reading the Acts I also wondered if the developer would be required to complete a USFWS permit to help balance conservation and land use. Information I discovered on these Acts can be found at <https://openei.org/wiki/RAPID/Roadmap/12-FD-a> and <https://www.eagles.org/take-action/habitat-protection>

Our town has certainly never had a development of this size proposed. Again, I am not against the concept of affordable housing, but want to make sure we take measures to protect our natural environment.

Thanks again for addressing the concerns of the community,

Kristine Carney

Town Manager

From: Kathy Feehery [REDACTED]
Sent: Sunday, May 3, 2020 1:45 PM
To: Town Manager
Subject: Beaucher Property Site walk

Good morning Angus,

After listening in the to the Board of Selectmen's meeting concerning the 40B Site Plan and Application, I heard that the site walk that the Selectmen (and other Boards?) are planning for the Beaucher Property might not include members of the general public. While I understand the public health concerns and needs for social distancing, I would encourage the Selectmen (and other boards) to also include the property of abutters in this walk. My business, Riverrun Farm at 540 Main Street, shares the wetlands on the west side of this proposal and I am concerned that the effects of this development on my property will be onerous. Storm water management, poor drainage and the placement of the leaching fields will all affect these wetlands. I also encourage the Selectmen to consider these affects on other abutters such as the Gove's at 558 Main, the Scott's at 36 Coffin, the Cutter's at 44 Coffin and the Aamodt's at 50 Coffin Street who also abut these wetlands or are downhill from this proposed development.

Another question regards snow removal. Has there been consideration of where excessive amounts of snow will be placed, if we have a snowy winter? It seems that only wetlands will be available? Since the plowing of driveways and common areas will be the responsibility for the management of a HOA, how will any mismanagement's be handled?

Please let me know about the site walk and if the Selectmen will consider visiting my property to see how this development will affect the wetlands here.

Sincerely,
Kathy Feehery
Owner and Managing Partner
Riverrun Farm LLC
540 Main Street

Sent from my iPad

Town Manager

From: Niehaus, Peter [REDACTED]
Sent: Tuesday, May 5, 2020 3:15 PM
To: Selectmen; Town Manager
Subject: Concerns regarding Cottage Advisor's development proposal

Selectmen, Town Manager et al.:

As a resident on River Road, I have serious concerns over the proposed development off Coffin Street. I have lived in West Newbury for almost 17 years and have watched precious farmland and acreage be developed into housing units. When I lived on Maple Street the development of near the Soldiers and Sailors building off Main Street was a concern, now living on River Road, the landscape of the area will change forever with an additional 152 housing units, large parking areas and the elimination of private rural land that is beneficial to the overall community.

I strongly oppose the Cottage Advisor's development and wish to express my concerns regarding the loss of open space, wildlife habitat, water resources, increased traffic directly on River Road and Coffin Street, and the issues regarding home values of my neighbors. Given the economic climate that exists during this global pandemic, as a town, we need to consider the long term financial health of the community while not oversupplying the housing market and contributing to a softer real estate market.

Thank You for your consideration on this matter.

Regards,

Peter Niehaus
127 River Road
West Newbury, MA 01985

Town Manager

From: Joan Carlson [REDACTED]
Sent: Tuesday, May 5, 2020 4:25 PM
To: Selectmen
Cc: Town Manager
Subject: Chapter 40B housing development

Hello,

How many affordable housing units do we have in the town?
What is the minimum affordable housing production threshold we have for our town?

This project presents a huge increase in our town's population. My husband and I moved here because of the low population and rural appeal of West Newbury. It would be very sad to alter the character of this lovely town. Our little downtown, intersection of Maple and Rt. 113, can be busy now. It is sometimes difficult to make a left from Maple Street onto Rt. 113. That increase in population would be overwhelming.

Coffin Street is a small narrow street. It won't be able to handle that much of an increase. This whole project seems poorly planned, and likely to have a very detrimental effect on our town.

As I understand the town well is insufficient for the sizeable development. I don't understand why the townspeople have no say in the approval of this development.

A very unhappy town resident.

Sincerely,

Joan Carlson

Sent from my iPad

Town Manager

From: becky desmith [REDACTED]
Sent: Tuesday, May 5, 2020 5:52 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: Proposed plan for Rolling Hills

Dear All,

My husband and I have been West Newbury residents for more than 30 years and would like to voice our strong opposition to the proposed plan for Rolling Hills. We agree that the town needs affordable housing, but feel that this development is too large for the proposed location. If the project were 1/4 the size, we would support it. If the plan were spread out over four different locations, we would support it. We are not against growth, but we are against growth that is this large in one location.

John Collins
Rebecca DeSmith

Town Manager

From: Toni Dusseault [REDACTED]
Sent: Tuesday, May 5, 2020 5:49 PM
To: Bruce.Tarr@msenat.gov; Leonard.Mirra@mahouse.gov; Selectmen; Town Manager

This email is to **strongly object** to the proposal of Chapter 40B Eligibility/Site Approval for a 152-unit housing development. We chose to live here to get away from developments. The taxes are already high, but the rural feel of the town makes up for it. **Please do not take away the beauty of this small town!**

Town Manager

From: Kelcy Bain [REDACTED]
Sent: Tuesday, May 5, 2020 10:31 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: Chapter 40B Eligibility/Site Approval for West Newbury

Hello,

My family and I have been residents of West Newbury for over thirty-five years and we strongly disapprove of the latest development from Cottage Advisors MA, LLC. They have applied for Chapter 40B eligibility/Site Approval for a 152-unit housing development in our town. Of which, only 38 of those units would be designated as affordable units. If this project happens, it will greatly affect the way we live and the charm of West Newbury will be gone. West Newbury is known for its open landscapes, rural beauty and wildlife. This project takes all of that away. My family and I enjoy living in this town because it offers a small-town life and we don't want to see it become another suburb. The town doesn't need any more housing developments like this. Stop ruining open spaces and driving out wild life by building housing developments. The natural habitats of wildlife and the wetlands need to be preserved.

If this project happens, the overall population will grow sharply in a very short period of time. This means there will be an increase of town traffic and more police will need to be enforced. Perhaps making more traffic lights. The demand for town water will also be increased by fourteen percent and the costs will rise. Residents already pay enough for taxes and this project will additionally make taxes incredibly high. The school system may also be negatively affected by creating higher student/teacher ratios.

Please don't approve this project. Save our town.

Thank you,
Kelcy Bain

Town Manager

From: George French [REDACTED]
Sent: Wednesday, May 6, 2020 8:35 AM
To: Selectmen; Town Manager
Cc: Bruce.Tarr@masenate.gov; leonard.mirra@mahouse.gov
Subject: 28 coffin street

Hello

My name is George French and I am writing to express my deep concern about the proposed 152 house development located at 28 coffin street in West Newbury Mass.

To preface I was born in West Newbury, and lived on Rogers street across from the Hayden farm until 1994, my folks moved away, but I was always determined to move back. In December of 2014 I purchased a Dilapidated home out of foreclosure on Archelaus hill, at the age of 25! I restored the house myself and am now raising my first child here, my wife and I plan to be here in West Newbury for the long haul. I own and operate a local business, and I enjoy hunting and fishing in and around the wooded areas in West Newbury; I am a regular supporter of the essex county green belt annual fund, And I love the way our town has remained open and rural despite what is going on in other localities. Needless to say I have a vested interest in the future of our little town.

My concerns with the development of 152 houses at coffin street seem obvious to me.

1) This could represent a 10% +/- increase in our towns population in a very short period of time, what kind of stress will this put on our infrastructure, increased auto traffic on 113, the complications that come with this are to many to list. Simply put this seems like to much growth to quickly without foresight. We will need increased municipalities to service this expanded population which will inevitably result in increased property taxes, which were already increased by more than 10% just last year.

2) Town water will not be able to meet the demand

3) Take a drive down coffin street and around the rest of our town, a development of this scale and density is unprecedented in town and completely unfitting; moreover it will set the precedent for the future, and put more pressure on the last large landowners to do similar projects on land which is currently open for agriculture and/or wildlife. This town has changed drastically in the last few years with the booming economy we have seen lots of new housing, and the division of large land holding; for the most part these have been done tastefully and within the character of our town, adding to the visually pleasingly nature, and charming character of our rural/suburban town. This is the direction we want our town to go in; this is what will keep the value of our homes high and keep our town growing at a sustainable and healthy rate which our municipalities will be able to keep up with. The precedent we will set with this development is a slippery slope, and in no time our town will look like other closer to Boston towns. I do not feel that the majority of residents want to see us go that direction; I for one will certainly not stay here in this town and raise my family here if we move in that direction to quickly/drastically.

4) last but not least I am concerned that this project can proceed with out the involvement of the west newbury planning board, I also feel that it is unfair and unethical to have a comment period for this during this pandemic while so many are out of work and distracted with issues closer to home there will obviously be less people taking the time to comment and get involved, at the very least I feel this comment deadline should be pushed back due to the current situation.

Thank you for your time, I hope you will consider the points I have raised and make the best decision for our town -

George French

4 archelaus hill

Sent from my iPhone

Town Manager

From: Thomas DAlessandro [REDACTED]
Sent: Wednesday, May 6, 2020 9:47 AM
To: Town Manager
Subject: Concerns re:152 unit development

Town Manager,

I have been a resident of West Newbury for 9 years now and I have loved every minute of it. There is a reason for this. The reason is that it is not like any other community out there. By pushing through this 152 unit development in the middle of the night, at the last hour, it shows the fear that those behind this project obviously have in regards to the residents of the wonderful town of West Newbury. At this point, my concerns go beyond just the negative impact on the beauty of West Newbury and into a town that already (basically) has a year long water restriction plan and where water rates have gone up at least 4-5 times in the 9 years I have been in this town. Also, with close to a \$100 million dollar new school(s) planned and established based on the current structure of it's towns, it seems irresponsible and financially foolhardy to increase a town's population by over 10%, therefore makes a \$100M school(s) obsolete before they have a chance to flourish and build strategically over time. These are my concerns and I hope you can understand the West Newbury pushback, as West Newbury is a town "the way it should be" and if change occurs, it should be done responsibly.

Thank you,

Thomas A. D'Alessandro

Town Manager

From: Nicole Francoeur [REDACTED]
Sent: Wednesday, May 6, 2020 10:37 AM
To: Selectmen; Town Manager
Subject: New Cottage Advisors Projects

Selectmen and Town Manager,

I am writing to voice concern over the proposed new cottage advisors project. I have written concerns to you prior about Cottage Advisors before with nothing done about it and their lack of real affordable units as well as the "bait and switch" marketing approach they take to selling their units. Although i agree WN would benefit from some more affordable housing options i completely disagree that such a large scale project is necessary to accomplish that. I also would like the town to better consider monopolizing the towns new building project opportunities to one developer who doesnt have the best track record. Still to this day they show units on their current main street project for less than \$600k online, but once you call or go to look at the units available the prices quickly rise to high \$600ks or even \$700ks with "no less expensive units" being planned when pushed on the issue.

As it already stands, our water bills are extremely high, we have plenty of streets, sidewalks and other public spaces that could use our public resources attention rather then stretching our resources thinner. We already almost had to start paying for garbage removal, adding an entire towns worth of community would affect that as well im sure. What ever happened to the expanded downtown plans? I would really encourage our planning board to take a better holistic approach to new building plans and requests before our entire town goes from a quaint rural community to a town with no character where every housing development looks exactly the same.

We should choose our partners more wisely, and cottage advisors does not meet the standards of operating or marketing that we should continually reward with new contracts. Its disappointing to even see this being presented as an option.

Thank you for your consideration against this project.

Nicole Francoeur
4 Meadowsweet Rd

Town Manager

From: Myfanwy Collins [REDACTED]
Sent: Wednesday, May 6, 2020 1:40 PM
To: Selectmen; Town Manager; bruce.tarr@masenate.gov; leonard.mirra@mahouse.gove
Subject: I oppose Cottage Advisors site approval for Cottages at Rolling Hills (152 unit housing development in West Newbury)

To Whom it May Concern,

I live at and own a home at 24 Bridge Street, West Newbury. I am writing to submit my disapproval for the Cottages of Rolling Hills. Not only will this development increase taxes and strain town resources but it will be a blight on a truly beautiful section of our beautiful town. I'm worried about the upheaval such a project will have on our town when it is in development, not to mention that it will be quite near to where I live.

I am respectfully asking that you not approve this project. I am a registered, tax-paying voter.

Thank you.

Sincerely,
Myfanwy Collins
24 Bridge Street
West Newbury, MA 10985

Town Manager

From: Charlene [REDACTED]
Sent: Wednesday, May 6, 2020 2:47 PM
To: Town Manager
Subject: Fwd: Proposed 152 houses @ Rolling Hills

Sent from my iPhone

Begin forwarded message:

From: Charlene [REDACTED]
Date: May 6, 2020 at 2:44:14 PM EDT
To: Town Of West Newbury <selectmen@wnewbury.org>, Town Of West Newbury <townmanger@wnewbury.org>, Town Of West Newbury <bruce.tarr@masenate.gov>, Town Of West Newbury <leonard.mirra@mahouse.gov>
Subject: Proposed 152 houses @ Rolling Hills

To whom it may concern,

I would like to state my concerns about the proposed 152-unit development for Rolling Hills:

- this proposed development is too big for our community!!!
- the rural charm and open space will be forever lost
- a better plan is needed to balance the needs for affordable housing
- the scope and density of this development impacts the entire town from traffic to services
- have we analyzed how this impacts town water?

There must be a much better way to meet our housing needs on a much smaller scale - a new balance should be reached. This is too much to fast!

Please **stop** this project until adjustments can be made.

Sincerely
Brian & Charlene Huberdeau
17 Bridge street
West Newbury
Sent from my iPhone

Town Manager

From: stan norton [REDACTED]
Sent: Wednesday, May 6, 2020 3:19 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.mirra@mahouse.gov
Cc: Kirsten Lischke Norton
Subject: Proposed Rolling Hills Development in West Newbury

I want to voice my strenuous opposition to the proposed Rolling Hills Development in West Newbury.

The proposal will increase our current population by *10%* and build at a density that is *12 times greater* than the town's current density. This will result in a profound change in the character of the area in addition to a massive impact on local services.

The ostensible basis for condoning this sort of development without a local plebiscite is that it creates affordable housing, but only 38 of the 152 units will be designated 40B, affordable housing.

Please ensure that it does not get approved. Thank you.

Stan Norton
5 River Rd.
West Newbury, MA 01985

Town Manager

From: Cassandra Tomaz [REDACTED]
Sent: Wednesday, May 6, 2020 3:48 PM
To: Town Manager
Subject: Rolling Hill Development

To whom it may concern,

Hello I live at 25 Coffin St, West Newbury. My concern overall is the ratio of 600+ cars now having access to a development directly across the street. This will become more of a "Main Street" right in front of what was a very quiet neighborhood and street.

I am concerned of just how this many cars will fit in our small street, where is the space to widen the street or add sidewalks?

Not to mention the water issue with so many houses requiring excavation, the water will now run down to my yard. I am concerned for my kids being our front with that many cars now entering and leaving in front of us.

If the ratio of homes could be decreased or the additional egress be through Cortland it would alleviate just how many cars are supposed to be coming down Coffin street.

Cassandra Tomaz
Coffin Street

--

Casie Tomaz
[REDACTED]

"You were born to change the world, not just add to the noise"

Town Manager

From: Megyesy, Jennifer Ryan [REDACTED]
Sent: Wednesday, May 6, 2020 3:40 PM
To: selectman@wnewbury.org; Town Manager; bruce.tarr@masenate.gov; leonard.mirra@mahouse.gov
Subject: Proposed 152 unit 40B housing development in West Newbury

Good afternoon,

I hope you are well! This e-mail is in regards to the 152 unit housing development proposal in the Main St./Coffin St. area of West Newbury.

I want to start out by saying that I understand the need for affordable housing. I also understand that in order for developers to make a profit and offer affordable housing, they need to increase the volume of houses built.

With that being said, building 152 houses in a rural town is excessive and **I do not agree with it**. I love this little town. I moved here 4 years ago because Beverly was becoming over-developed and traffic in that area was becoming horrendous.

I am worried about traffic, the schools becoming overwhelmed, and my taxes being raised again to support the extra services that will be needed with this influx. I am worried about the environment. I am worried about the protection of my investment by buying a home here.

Is there any compromise where the developer can make their profit and not build so many units?

Thanks for listening,

Jennifer and Jonathan Megyesy
3 Chestnut Street, West Newbury

Jennifer Ryan Megyesy

*Senior IACUC Protocol Administrator
Research Administration and Compliance*



Town Manager

From: Victor Gangi [REDACTED]
Sent: Wednesday, May 6, 2020 4:52 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: Proposed Plan for Rolling Hills

Dear Selectmen; Town Manager; Senator Bruce Tarr; and Representative Leonard Mirra:

I have carefully read the WN Neighborhood Coalition Brochure and why they are against this Chapter 408 development.

The section "**How will it Affect Me**" is pure speculation. Another scare tactic that our town will be ruined by this development. We have so much open space presently that is underutilized by town residents. When I take to the trails there is hardly anyone in sight most of the time.

As an older resident in town we do need more affordable housing for seniors and low income residents. I have lived in West Newbury for 45 years and have always supported my local officials, our police and fire departments and our schools and local businesses.

I do not envision any life altering changes in the community if this project moves forward. How much open space do we need? We certainly could utilize the tax revenue this will generate even if offset by town services. So life goes on and change has its benefits. I always hear the same argument about preserving town land and why someone moved here. Not always 100% accurate

Therefore this project has my 100% approval.

Thank you for allowing me to voice my opinion.

Regards,
Victor Gangi
Prospect St.

Town Manager

From: Meghan Tanglis [REDACTED]
Sent: Wednesday, May 6, 2020 5:00 PM
To: Selectmen; Town Manager
Subject: Cottages at rolling hills comment

Hello,

As a new resident of West Newbury, I would strongly oppose such a large housing development! My husband and I moved here to escape from the city and enjoy the quiet, rural, and naturally beautiful town of West Newbury. Such a large expansion could cause so many issues as noted-too rapid of growth, a water crisis, habitat disruption, put our school system and resources at risk! If we could vote, we would vote NO!

Meghan & Kevin Tanglis

Town Manager

From: Deb Binder [REDACTED]
Sent: Thursday, May 7, 2020 8:37 AM
To: Selectmen; Town Manager; bruce.tarr@masenate.gov; leonard.mirra@mahouse.com
Subject: Rolling Hills Feedback

I understand the town of West Newbury is looking at whether to give approval to a new development called Rolling Hills.

While I am all for growth and improvement, I am extremely concerned about this particular development and it's location.

I can find nothing positive about it.

- The location is bad as it will negatively impact key areas of town with traffic
- the size of development is too large for the property and will bring too much traffic to that area
- It will also have a significant NEGATIVE impact on the environment - a key factor the majority of town residents moved here for.
- The impact on services is too much.

I am STRONGLY against this development. Please DO NOT LET IT GO THRU.

Thank you for listening.
Deb DiPietro
52 Moody Lane
West NEWbury, MA 01985

Town Manager

From: Loretta Harrigan [REDACTED]
Sent: Thursday, May 7, 2020 8:38 AM
To: Loretta Harrigan
Subject: Proposed plan for Rolling Hills in West Newbury

Good morning - Starting off on a positive note - thank you all for your services to our community. We are writing very specifically about the proposed plan for Rolling Hills in West Newbury as this proposal does not do any service to anyone at all, except the developer. We have lived here for 22 years and love the atmosphere of country living. Having the ability to walk safely and enjoy a good degree of solitude. The community is friendly and respectful but also concerned environmentally and protective of its children. This proposal is to put it mildly "crazy". The creation of at least two exits/entrances on and off Main and Coffin Street is not acceptable due to the severe increase in traffic. Coffin Street no longer would be a safe place to walk or cycle down to the river. River Road is a beautiful place to walk and cycle but already difficult to manage due to all the curves, etc. and will become more dangerous with the increase in traffic. We are not opposed to some development but this idea is dangerous and costly to our community both in terms of outlay of services, water and electricity for instance and for the increase in traffic both in time and environmentally.

Please oppose this very, very bad idea for our community. The mere size should eliminate it from any consideration. If this proposal is accepted by the state, we will move, reluctantly but it will happen. You will loose two longtime taxpayers, including one veteran and one dog.

Loretta and Tim Harrigan
608 Main Street
West Newbury, MA 01985

Town Manager

From: Alice Gosse [REDACTED]
Sent: Thursday, May 7, 2020 8:57 AM
To: Town Manager
Subject: 152-unit development

Town Manger Angus Jennings

We are concerned about the 152-unit housing development (Cottages at Rolling Hills) in West Newbury, MA.

1. The school children alone (200-300) from 152 units will require a whole school of classrooms having a big tax impact.
2. The density of this project does not reflect the bucolic nature of West Newbury especially with the new social distancing.
3. The water district will need a whole new water well just to serve the development. Otherwise, the current water users will have poor water pressure. The builder should be required to drill a new well for the town and run a whole new water line from the well or water tank to the development.
4. It should be asked what heating and cooking fuel will be used for the 152 homes. Think of all the propane or oil tanks that would be needed. The builder should be required to run a natural gas line from a neighboring town to the property.

A development like this would be overwhelming and detrimental to the town of West Newbury. We oppose this development.

Robert and Alice Gosse
14 Ridgeway Circle
West Newbury, MA 01985

Sent from my iPad

Town Manager

From: White, Barbara (OT) [REDACTED]
Sent: Thursday, May 7, 2020 8:03 AM
To: Selectmen
Subject: Re Rolling Hills

Dear selectmen:

I am voicing concerns about the Rolling Hills proposed development. I applaud the intention of 40B housing statutes and evidence shows that the law has been fairly successful over several decades in opening communities up to families who otherwise could not afford to buy a home. This is not a bad thing, and in rural areas especially we would all benefit from some equity in affordable housing as well as increased diversity of the people who live within them.

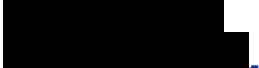
All said, I have an issue with the size and scope of this project. My perspective is that Rolling Hills is too big, too compressed, and too much for one location. It is not a move toward equity when only one location within a community as ours tries to pack as many homes in one contained area under the auspices of the prosocial-good intended by the law. Living in homes on less than half an acre in this town makes a neighborhood and the folks who live in them stick out, not blend in.

I would be in favor of a more modest plan that built a higher ratio of affordable over expensive homes more slowly and dispersed more broadly throughout the entire town. I also think the lack of planning for affordable homes in our area is what lands us here with the proposal by a large developer who recognizes we are below the 10% threshold of affordable housing. We have a number of wealthy, privileged people moving into this town because they are the only ones who can afford our homes. If we were thoughtful about regularly, and consistently building two-three affordable homes, say, for every multi-million-dollar home built we might achieve a more equitable town that keeps the rich mix of seniors, middle-income families, and lower income families, as well as the wealthier among us.

My summary perspective is *not in favor* of this plan but in favor of a more modest, sustainable approach.

Thank you for gathering perspectives,
Barb

Barbara Prudhomme White, PhD, OTR/L
Professor, College of Health and Human Services
Faculty Fellow, Provost's Office
UNH Accreditation Liaison Officer, NECHE
University of NH, Durham NH 03824



University of New Hampshire

Town Manager

From: May Borrás [REDACTED]
Sent: Thursday, May 7, 2020 7:21 AM
To: Selectmen
Subject: Cottages at Rolling Hills

Hello West Newbury Selectmen!

I live on Indian Hill St. with 3 small kids and am feeling especially lucky to be in a small town with lots of space during this whole Covid19 saga. One of the main reasons we chose to settle in West Newbury a few years ago was for the space and rural character. I grew up in Boxford and loved being in college and shocking people that the town I grew up in didn't have a single streetlight. Now I like shocking Boxford people telling them West Newbury is even smaller (in terms of population at least)!

Regarding this new project, Cottages at Rolling Hills - I'd ask you to please do what you can to prevent it. Every time I drive by similar projects along Main St., I just think to myself it's too bad that the land got eaten up like that. I am sure there are ways to create smaller pockets of affordable housing - maybe neighboring North Shore towns have examples of success that we can look to.

I think the town already has enough cookie cutter developments and once they're built we can never go back to the lovely open spaces that preceded them.

Take care,

Meredith

--

May Borrás
[REDACTED]

Town Manager

From: Angela [REDACTED]
Sent: Wednesday, May 6, 2020 7:56 PM
To: Selectmen
Subject: Rolling Hill Plan

Dear selectmen,

I'm writing to comment on the 152-unit development being proposed in West Newbury. I had saved most of my career in order to live in the countryside in a small town and the West Newbury experience is unique and special. I work for an environmental engineering firm and I'm well acquainted with infrastructure and resources and that many homes will be a stress on both the environment and even more importantly, the quality of an historical town.

Please, consider the future of the town and realize we won't be able to go back and recreate what we lose. There must be a better alternative for more sustainable approaches to any growth.

Thank you,

Angela Cincotta

Town Manager

From: JAMES MCCARTHY [REDACTED]
Sent: Wednesday, May 6, 2020 5:03 PM
To: Selectmen
Cc: [REDACTED]; leonard.mirra@mahouse.gov
Subject: Cottage Advisors MA, LLC

Dear Selectmen,

My family wishes to express our concern for the proposed development by Cottage Advisors. The comments made by many about the rural nature of the town of West Newbury are true and concerning. The potential fiscal impact of the proposed development is even more disconcerting. We are already pressed to provide water to our residents. We have also just passed a expensive improvement to our school system that will significantly impact the residents of west Newbury for years to come.

The additional strain on other services will be significant from this proposed project. The size of it do on any frot.es not make sense for this community.

Please give your utmost consideration to these factors when representing us with Mass Housing.

Thank you,

Mr. & Mrs. James J McCarthy and family

Town Manager

From: MARCIA O'NEIL [REDACTED]
Sent: Wednesday, May 6, 2020 11:59 AM
To: Selectmen
Subject: 152 unit housing development

To: West Newbury Selectmen
From: Marcia and Michael O'Neil
RE: Housing development proposal for Main/Coffin St.
Date: May 6, 2020

I am writing to express my concern about this proposed housing development proposal for Main/Coffin Street. We have lived in West Newbury for over 40 years, raised our family here, and continue to live and appreciate the beauty of this small town. Adding hundreds of housing units and accompanying traffic will clearly put undue strain on the town resources (water, schools, police, etc.) in addition to altering the small town character people who live here have protected and enjoyed.

Given townspeople's feedback solicited in the 2016 Open Space and Recreation Survey, it is clear that others feel similarly about preserving the open space character of this small town. A development smaller in size might be appropriate. However, the size and scope of this proposed development would most negatively alter the town of West Newbury. And we all know once a project like this is allowed, there are others to follow.

I respectfully and firmly ask the town leaders to register our opposition to this project as it stands and add to the report to Mass. Housing.

Town Manager

From: Hannah Koch [REDACTED]
Sent: Tuesday, May 5, 2020 12:38 PM
To: Selectmen
Subject: Proposed Rolling Hills Development

I am not in favor of a housing development being built in our rural town.

West Newbury is one of the few towns in the area that has been able to largely retain its rural beauty and small town "feel". Traffic along 113 has already increased significantly in the past 10 years. Adding 152 more houses, in a condensed development, will add to that daily noise and pollution.

Please consider why our residents love living here and are willing to pay the high tax rate, and help us maintain the open areas and nature of our town!

Thank you,
Hannah Koch

Town Manager

From: Anne Hartwell [REDACTED]
Sent: Thursday, May 7, 2020 2:51 PM
To: Selectmen; Town Manager
Subject: Comments/Concerns on cottages at Rolling Hills

Dear Board and Town Manager,

I am writing to submit comments regarding the proposed cottages at Rolling Hills. I am a resident of the currently being built Drake's Landing and from first hand experience I can attest that the developers are interested in the financial gain of their efforts and have displayed few actions suggesting any other interest. I have lived in one of their new developments for a year and there is still work on our unit and many others that is unfinished and unaddressed by the developers. The most alarming neglect as been toward incorrect grading on our neighbors backyard that directs water into their basement. Furthermore, it is not uncommon for the developer and his second to show complete disregard for the air quality in this town by sitting in their running pick up trucks for extended periods of time.

I am not suggesting that no new housing be developed in town, I am suggesting that an alternative developer is awarded the contract, perhaps a contract with more support from the community; I get the impression the current proposal is not favored.

Lastly, as a new member of the community I am very pleased with and am really loving the immense network of open space and trails in this town. My fiancé and I often comment on how unique this town is to be so rural yet so near to more populated areas and the sea coast.

Sincerely,

Anne Hartwell

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Remote Research Technician
University of Alaska Fairbanks

Town Manager

From: JOYCE HURD [REDACTED]
Sent: Thursday, May 7, 2020 3:12 PM
To: Selectmen; Town Manager; bruce.tarr@masenate.gov; leonard.mirra@mahouse.gov
Subject: Cottage Advisors Development in West Newbury

To Whom it May Concern,

I read recently about the proposed development plan for Rolling Hills that will add approximately 152 units of housing to the town. While I believe that adding affordable housing to West Newbury's available living is a wonderful idea and should be pursued, adding 152 units of homes at one time seems to be a mistake. In reviewing other projects from this developer, it seems they normally charges upwards of \$650,000 for (in Newburyport upwards of \$950,000) for individual units. I'm not sure who would be able to afford these homes in the first place. If one wanted to add affordable housing to the town - it would seem more appropriate to start with more affordable housing for all.

I think it would make a lot more sense to develop homes that would attract younger, first time home buyers but not in those numbers all at the same time. Adding that many homes at one time would, in my opinion, tax the town's resources to an inordinate and unsustainable degree. We already have water bans for resident's yards and gardens - how would adding 152 homes work? Would we need to start rationing our indoor use? Would everyone's gardens and yards not have any ability to be maintained? Water is rather essential to that - and to the town's small farms as well.

The Pentucket school system has already started a project of rebuilding a new school. Would adding that many potential children to the system require a costly redesign and addition? I'm not thrilled at the idea of my taxes going up even further.

And even though currently traffic is diminished because of the pandemic, normal traffic in West Newbury was fairly busy - adding that many units would increase traffic obviously and the subsequent wear and tear on the road system seems excessive. Would there need to be additional police hired to keep up?

Regarding the density of the build - I have no problem if people want to live on a half acre of land - that would be their choice. But the overall idea of adding 152 units at one time seems precipitous. A planned development that might be created over a period of years would be able to be absorbed into the community with less adverse effects. But I'm guessing the developer would like to come in, whack out 152 homes and move on to the next blight of McMansions on their development plan.

From my remarks you can see that although I am not against adding homes and affordable ones at that, I am definitely against adding that many at one time.

Joyce Hurd
22 Parsons Road West Newbury
West N

Town Manager

From: James Hudson [REDACTED]
Sent: Thursday, May 7, 2020 3:16 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: Re Proposed Plan for Rolling Hills in West Newbury

To whom it may concern:

Thanks for your time and consideration. I was made aware of a plan for a large development in West Newbury by the name of Cottages at Rolling Hills, between Main Street and Coffin Street. I have severe concerns over this project:

1. In one development the town population will increase by 10%. Has the impact of that kind of population increase been thoroughly studied? I have lived places previously that went through quick population growths and it led to a significant degradation in quality of life as the infrastructure wasn't able to handle it. It led to more traffic, more traffic accidents, lower quality of schooling, etc. I am fearful this project would send a town I love down the same path.
2. This seems directly in contradiction with the nature of the town. I moved to the town for rural character and open spaces. This is a dense development that is directly against what I see as a core idea of the community.
3. Without environmental studies and impact studies, I worry about the impacts this development will have on the wildlife in the area. Again, I see this as a core aspect of the community.
4. I worry specifically about the impacts on the school system. I moved here because of the excellent school system and this kind of scale increase should come with an increase in the capacity of the school system.

I hope that at a minimum if this plan is to be considered, there is significant thought and study put into the ramifications of all types. I understand that type of study takes time and effort, but since it is an irreversible decision, I think we as a community are much better served by deep planning than a quick decision.

I appreciate your consideration from a concerned resident who has a deep love of his community.

Sincerely,
James Hudson
6 Donovan Drive, West Newbury, MA, 01985

Town Manager

From: Kathleen Absalom [REDACTED]
Sent: Thursday, May 7, 2020 1:58 PM
To: Selectmen; Town Manager
Subject: Cottages at Rolling Hills

To Whom This Concerns:

I reside at 2 Follinsbee Lane, and am writing to go on record that I am opposed to the proposed new housing plan, Cottages at Rolling Hills for the following reasons:

1. Too many houses proposed
2. Environmental impact
3. Increased traffic
4. Increased taxes for residents (we've already have had a 20% increase in the 5 years I've lived here.
5. Impact on wildlife
6. West Newbury is slowly losing what made this a desirable community and why so many of us choose to call it home. Time for this builder to move on to another community!!

I truly hope you as our Town Manager, and Selectmen, will make the right decision in the best interest of West Newbury residents.

Thank you,
Kathleen Absalom

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Town Manager

From: megan [REDACTED]
Sent: Thursday, May 7, 2020 2:22 PM
To: Selectmen
Subject: purposed plan for Rolling Hills

Hi,
I am writing in concern about the purposed 152 house project Cottages at Rolling Hills. I think the purposed project will gravely affect the town in many ways; the schools do not have the capacity to support a potential large number of students enrolling all at once, our town is small and the idea that the possible number of cars of residents of this project would be driving around is worrisome, and the demand on our water system will also be risky. For all of these reasons and more I ask that we do not move forward with approval of a project of such size in West Newbury.
Sincerely,
Megan Martins

Town Manager

From: John Haley [REDACTED]
Sent: Thursday, May 7, 2020 12:59 PM
To: Selectmen
Cc: Jack Haley
Subject: Rolling Hills Development Comments / Questions

To WN Selectmen,

I am a 63 year old WN resident residing at 175 River Road. My wife and I purchased our home in June 2019 having moved from Burlington MA, a town that has experienced significant residential and commercial growth over many years.

Our decision to moved to WN was in large part based on its rural character, its wealth of natural beauty, and our desire to spend the balance of our lives in a much less congested environment.

I would ask the Town's leaders to take the lessons learned from the experiences of similar past residential developments and to approach this project in a manner that minimizes the safety and financial consequences on WN residents, its school systems, and the local environment. At the same time, please use this high density project to maximize the Town's achievement of the required affordable housing thresholds so that the Town and its resident are given a greater voice on future 40B developments. If the developer is going to seek a much higher development density for this project than has been most recently approved, then the Town should make a strong case for a much higher level of affordable housing attained by this project than has been historically the case.

Please make every effort to insure this project, as propose makes the largest possible contribution to our affordable housing requirement.

Respectfully,

John T. Haley, Jr.

175 River Road

West Newbury, MA 01985
[REDACTED]

Sent from my iPhone

Town Manager

From: Jack Collins [REDACTED]
Sent: Thursday, May 7, 2020 6:07 PM
To: Town Manager
Subject: Fwd: Failure Notice

We are recent new comers to this wonderful community from a large North Shore city

We moved here because of the small population and the rural country side .Please do not destroy this town Vote against this proposal .

SAVE WEST NEWBURY

Jack and Maureen Collins

Sent from my iPhone=

Sent from my iPhone

Begin forwarded message:

From: MAILER-DAEMON@yahoo.com
Date: May 7, 2020 at 5:30:58 PM EDT
To: Jcmc197@yahoo.com
Subject: Failure Notice

We are recent new comers to this wonderful community from a large North Shore city

We moved here because of the small population and the rural country side .Please do not destroy this town Vote against this proposal .

SAVE WEST NEWBURY

Jack and Maureen Collins

Sent from my iPhone=

Town Manager

From: Laurie spielvogel [REDACTED]
Sent: Thursday, May 7, 2020 6:12 PM
To: Selectmen; Town Manager
Subject: Cottages at Rolling Hills

On Thu, May 7, 2020, 6:05 PM Laurie spielvogel <lauriespielvogel@gmail.com> wrote:

To Whom it May Conern,

I am writing to express my position against Cottage Advisors developing the land along Coffin St to the tune of 152 units. Cottage Advisors has been stalking our community for opportunities to cash in and they are raping us of the very thing that brings people to this area. A development this size has the potential to overwhelm our water supply, our road ways and our elementary school. Please work toward our common good and fight for our town to maintain it's small feel integrity. Allowing this kind of development will only entice others to do the same and within a short period of time our little community will simply be a suburb of Newburyport. Thank you for your time, Laurie Spielvogel 26 Meetinghouse Hill Rd. West Newbury

Town Manager

From: Corinne Poor [REDACTED]
Sent: Thursday, May 7, 2020 6:18 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: Cottages at Rolling Hill West Newbury

Hello,

I own a home and live in West Newbury. I am writing to express my concern over the proposed Cottages at Rolling Hill in West Newbury. It is my understanding that this new proposed development will bring many more people into the town. Possibly even force property values down and strain our already taxed education system. Bringing in 152-unit housing development will allow developers to build 32 duplex homes and 20 single family homes, instead of standalone homes, will clearly bring more people into the neighborhood — increasing traffic, noise, and crime.

The caring community of West Newbury has always been sensitive to the preservation of the unique character of our town and maintaining the family strengths of our community. This is exactly why my husband and I decided to raise our family here. I urge you to reconsider building the Cottages at Rolling Hill in West Newbury. Those wishing to build apartments, town-homes and small units, rather than new single-family homes, have many location alternatives more appropriate than this from which to choose.

I hope the concerns of the residents is heard.

Kind regards,
Corinne

--

Corinne L. Poor
[REDACTED]

Town Manager

From: JAMES MCCARTHY [REDACTED]
Sent: Thursday, May 7, 2020 9:03 PM
To: Town Manager
Cc: leonard.mirra@masenate.gov
Subject: Proposed 40B development in West Newbury

Dear Town Manager West Newbury,

My family wishes to express our concern for the proposed development by Cottage Advisors. The comments made by many about the rural nature of the town of West Newbury are true and concerning. The potential fiscal impact of the proposed development is even more disconcerting. We are already pressed to provide water to our residents. We have also just passed a expensive improvement to our school system that will significantly impact the residents of west Newbury for years to come.

The additional strain on other services will be significant from this proposed project. The size of it do on any frot.es not make sense for this community.

The purpose of a 40B development is to provide access to a community that would otherwise be unaffordable. My wife and I are retired and we are already struggling to live in West Newbury with the increased costs including tax increases. A development of this size would absolutely increase costs including taxes and water services.

Please give your utmost consideration to these factors when representing us with Mass Housing.

Thank you,

Mr. & Mrs. James J McCarthy and family

Town Manager

From: Natasha [REDACTED]
Sent: Friday, May 8, 2020 6:40 AM
To: Selectmen; Town Manager
Subject: Rolling hills comment

Good morning

I would like to comment on the proposed Rolling Hills project.

My family and I moved here from Reading, Ma because we felt congested in what we thought was a rural community. We wanted our family to grow up in an agricultural town that valued open space and respect of land. We appreciate this town for all that it has to offer and bringing in more residents would hinder, the open space, the school system and traffic. It is already an issue having extra flow of traffic crowding our streets with speeders that don't respect our equine , dog walkers and kids at play. Bringing in more people would directly impact those in our community that respect this town and its residents .

West newbury is known for great schools and open space and most important it's low population. Please consider not approving this project as those who are growing in this lovely town would be negatively impacted .

Thank you

Natasha Burge

Reduce. Rehome. Adopt a homeless pet! 🐾

Town Manager

From: JAMES E THORNTON [REDACTED]
Sent: Friday, May 8, 2020 7:00 AM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: West Newbury/Cottage Advisors Development plan

Dear All,

We are writing to voice our adamant disapproval towards this over-sized project being proposed in West Newbury. A project of this magnitude will forever harm and change the town that we have. West Newbury is a desirable place to live because it is quiet, peacefully and appropriately populated. What is being proposed will cause a large increase in traffic as well as in taxes. It will become a burden on our water system as well as our school system. Now more than ever we should recognize and celebrate that keeping West Newbury proportionally populated is in the best interest of all. With Covid-19 cases in our town, a number far lower per 1000 than all of the surrounding towns should cause you all to pause with even entertaining this proposal. Just because there are loop holes this developer can use doesn't mean we should allow him to do so. Stand firm and vote NO!!

Thank you,
Jim Thornton
Deb Rogers-Thornton

I am sending this message to you to express my concern over the proposed Chapter 40B Eligibility/Site Approval submitted by Cottage Advisors for the Coffin/Main streets area.

My wife and I moved to West Newbury from Acton MA in August of 2019. I worked as the Business Manager for the Maynard Public Schools for 14 years and as such am very aware of the impact of developments such as this on the local community. Specifically in the areas of local services including Fire, Police, DPW, Water Dept, Schools, etc.

Introducing a 10% growth in the Town population in a relatively short period of time would create a significant strain on the above mentioned services as well as others. I would certainly expect a development such as this to cause an increase in the local property taxes as well as the local water rates to be able to address the need for expanded services in the areas mentioned above. There would also be a significant increase in the traffic volume as a result of this number of housing units. This increase could also potentially require alterations to the roads in the immediate ares.

I am not totally against population growth in the community as long as it occurs in a well thought out manner. This type of approach allows the town to be able to address the necessary issues that arise as the community grows.

Thank you for your consideration of my input.

Regards,

Peter DiCicco

14 Daley Drive

West Newbury, MA

Town Manager

From: David Walecka [REDACTED]
Sent: Friday, May 8, 2020 7:39 AM
To: Town Manager
Subject: Cottages at Rolling Hills

My husband and I strongly oppose the 152 unit housing development (Cottages at Rolling Hills) including 38 affordable units with access from 586 Main Street and 28 Coffin Street. This will create too much growth too fast for a small town like West Newbury, along with many other negative results of a building project of this kind, and size. Many seniors live in town already and struggle to pay relatively high taxes. This will only increase the burden on them. But most importantly, this will destroy the natural/rural beauty of this town, period!

Susan & David Walecka
9 Worths Lane
West Newbury, Ma
[REDACTED]

Town Manager

From: Dave Ulfelder [REDACTED]
Sent: Friday, May 8, 2020 8:16 AM
To: Town Manager
Subject: Rolling Hills

Hello Angus. 152 units in a town with around 4,500 people seems way out of proportion. We've lived in WN for 25 years and I fully understand why people would want to buy here. It's a beautiful town. I also feel WN should offer affordable housing but in this project it looks like only around 25% of the 152 units would be AH. IF the project happens, I feel strongly that the number of units should not go over 100. Thanks.

Sincerely, Dave Ulfelder
9 Pleasant Street

Town Manager

From: Maryalice Groves [REDACTED]
Sent: Friday, May 8, 2020 8:51 AM
To: selectmen@newbury.org; Town Manager; Bruce.Tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: Rolling Hills Development

To Whom It May Concern:

I'd like to express my approval for moving forward with this development in West Newbury. Not only does a varied and diverse population enrich a community, everyone has the right to affordable and desirable housing. As I watch farm fields turn in million-dollar homes or expensive condos - Perhaps the reason I hear no loud noises coming from the community as long as the new building increases the value and size of their pocketbooks?

152 Units is not excessive - we are all aware of the housing shortages across this state and while some can afford to take acres of land and live in housing that uses resources well above their own needs (featuring expansive lawns, multiple bathrooms, pools and such). I have to believe the only complaint is really about who will live there - not how many.

In terms of school - why else are they building the new high-school and accepting state money? I imaging that a portion of these 152 units will be earmarked for senior housing - why not take care of those (like me) who are on a fixed and limited income?

Please count me as on the affirmative side and approving the development of Rolling Hills.

Kind regards,
Maryalice Groves
Farm Lane
West Newbury MA
[REDACTED]

Town Manager

From: Loretta Harrigan [REDACTED]
Sent: Friday, May 8, 2020 9:44 AM
To: Loretta Harrigan
Subject: The proposed collages at rolling hills

In response to email to Senator Tarr - the following link was provided. This change allows for a town/city to delay a permit or alternatively grant it. I would urge an a delay in the permitting process.

<https://malegislature.gov/Laws/SessionLaws/Acts/2020/Chapter53>

Thank you.

Lori Harrigan
608 Main Street
West Newbury, MA 01985
[REDACTED]

Town Manager

From: Brendan Murphy [REDACTED]
Sent: Friday, May 8, 2020 9:50 AM
To: Town Manager
Subject: Proposed building plan for "Rolling Hills"

Hello Mr. Jennings,

My name is Brendan Murphy, and I live at 72 Maple Street. This email is to express my strong objection to the proposed building plan from Cottage Advisors, MA, LLC for 152+ house development off Main/Coffin streets.

Our family feels it is CRITICAL to maintain the character of West Newbury, and protect our open spaces.

We have ZERO appetite for this level of proposed growth in the town. The increased traffic, water issues, tax implications, and effect on school systems are all major factors in our opposition of this plan.

We ask that you please consider the wishes of the current community in making the decision on this unnecessary plan. Please say NO!!!

Respectfully,
Brendan Murphy
72 Maple St, West Newbury, MA 01985
[REDACTED]

Town Manager

From: Stephen Anderson [REDACTED]
Sent: Friday, May 8, 2020 10:29 AM
To: Town Manager; Selectmen
Cc: insideout923@aol.com
Subject: Coffin Street project concerns

My wife and I have lived at 35 Whetstone Street since 1978. Back then, I had to go to Town Meeting to request that the town accept a gift of \$1,500 to extend the water main from the Janes home down to ours. Selectman, and legend, Albert Elwell argued against accepting our "gift" stating that we don't need more people moving into the town. Now, under consideration is a third Chip Hall project, this one of unreasonable size and density.

I was 29 years old in 1978 and the town was under 3,000 residents. My wife and I earned less than \$25,000 combined back then and stretched to buy land from Ron Tagny and build our home. We have never regretted it. Then, the town was very bucolic, including with (then) unpaved access to our home. Now, given growth in the three Pentucket towns, a new school is under construction. Water is expensive and demand will stress the system further, Traffic will increase (already a problem exiting Coffin Street) and impact lovely River Road adversely (my favorite running loop prior to knee replacements). And, by necessity, taxes will rise, creating a further hardship for seniors. Meanwhile, non-resident Chip Hall will realize lots more profit, while not having to feel the adverse impact of the development on nearby residents and the town infrastructure..

We have always valued living here and will continue to do so, Certainly, we once were the new builders and residents. But one home versus 152 units is a vast difference. Far too much concentrated growth at once. The benefit of 38 affordable housing units is significant, but, I/we feel, outweighed by the overall impact of 152 cluster homes. Thank you. Stephen and Janice Anderson

Town Manager

From: [REDACTED]
Sent: Friday, May 8, 2020 12:39 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: Rolling Hills Development Proposal

To Whom It May Concern,

We moved to West Newbury over 30 years ago . We were looking for a small, safe town with quiet neighborhoods and rural charm. West Newbury was the obvious choice. Thirty years later, our town is in great danger of losing open spaces and rural life forever. Out of town profiteers have a huge development proposed that, in our opinion, will ruin our town. Its scope is massive, dense and unsafe. River Street and Coffin Street are not designed for the amount of traffic this development will generate. It should be reduced by at least 50 % to conform with the rest of our town.

Sincerely,

David and Ellen McGuigan
38 Pleasant Street
West Newbury, Ma. 01985
[REDACTED]

Town Manager

From: ellen alden [REDACTED]
Sent: Friday, May 8, 2020 2:00 PM
To: Town Manager
Subject: Coffin St development

Dear Angus,

my husband, Jack, and I are very opposed to the Coffin St development on many levels --

The primary worry is the fact that we do not have the kind of water supply to support this ---until we have more wellfields or a way to get more water we cannot add this many homes to our small town ----the townspeople should not be subjected to a huge increase in their water bill --

The other reasons are many --too many houses at once , all jammed into that location --too many new people , too many new students , too much added traffic on 113 --

Nobody moves to West Newbury hoping to see more housing developments --rather they are enchanted with our open space, our trails, our conservation areas , in general the whole tenor of this small town --this has always been a farming town and a horse community -and that's what makes it special -

let's not lose sight of why we live here--

Sincerely

Jack and Ellen Alden

Town Manager

From: [REDACTED]
Sent: Friday, May 8, 2020 1:47 PM
To: Selectmen; Town Manager; bruce.tarr@masenate.gov; leonard.mirra@mahouse.gov
Subject: West Newbury Cottages at Rolling Hills

My husband Bill and I moved to West Newbury almost four years ago. We had lived for 17 years in Wilmington MA and were eager to leave the subdivision life, dealing with traffic at all times of day and night, hearing the interstate continually, having inconsiderate neighbors. We looked at homes in numerous communities, as far west as Pepperell to as far east as Essex, with the goal of finding a small town in a natural setting with plenty of open space, little traffic, and a quiet environment.

We finally found the ideal home in West Newbury. We bought an existing home fronted by wooded wetlands and well distanced from our neighbors. Across the road there is a horse boarding facility, and some of our neighbors keep chicken and sheep. We jumped at the chance to make this move and have had no regrets with the purchase itself. We are now 55 and 60 years old and had planned to stay in this home as long as physically able.

Since moving into this home in August of 2016, there has been significant construction of new homes very close to ours. Four of them are on Garden Street and one, which is still under construction and appears to be a duplex, is on Bachelor Street. That makes six new single-family dwellings within less than a mile, in less than four years.

After we moved in we were surprised to discover the existing developments at Moody Lane and Follinsbee Lane. Then Drake's Landing, off Main Street, was built. And now comes this application for the Cottages at Rolling Hills.

Aside from our own wish to live in a rural, quiet, small town, we are concerned about this rate of growth impacting the natural environment, traffic, our taxes which are already being impacted with the new school, and the overall appeal of West Newbury as a small town.

We fear that continued growth at this pace will destroy the very reason we, and many other residents, chose to call West Newbury our home. We urge you to consider our concerns and those of our neighbors as priority factors in making the decision on Cottage Advisors' application for Chapter 40B Eligibility/Site Approval.

Thank you.

Sincerely,

Bridget & Bill White, 59 Indian Hill Street, West Newbury MA

Town Manager

From: Alexandra Guralnick [REDACTED]
Sent: Sunday, May 10, 2020 11:24 AM
To: Town Manager
Subject: Proposed Rolling Hills development

Angus Jennings

West Newbury Town Manager

Dear Mr. Jennings,

We are concerned about the proposed 152 Unit development (Cottages at *Rolling Hills*) with access from Main and Coffin Streets.

We moved to West Newbury nearly 50 years ago, and during that time we have seen the town grow and change considerably. The increase in the number of homes -- of automobiles and children in the schools — has been steady but slow, and has allowed for the town's facilities to gradually expand, and grow, with the necessary adjustments proceeding in a systematic and well-planned-out manner.

Throughout that time the character of the town has remained rural and quiet. The roads are still pleasant for walking and biking and for children to use safely. We are totally committed to the idea of growth, and to the expansion of low-income housing, but on a timetable that allows for well thought-out planning and sound systemic thinking. That allows, in other words, for the survival of the *character* of the town..

If shortly after we moved to town in 1971, it had suddenly leapt forward to what it is today, it would certainly have overwhelmed and destroyed the community that existed, but the gradual expansion has permitted the growth of services and resources needed to accommodate such changes.

The proposed development appears to represent and set in motion so radical a set of changes that it would alter forever the character of town that we would like to see continue and grow.

From our point of view, it would be likely to destroy forever the beauty and graciousness of a town that we will not live to see but would like to see preserved for the benefit of future generations.

Sincerely,

Alexandra and Peter Guralnick

210 Middle Street

Town Manager

From: Sanchez-Felix, Manuel [REDACTED]
Sent: Sunday, May 10, 2020 5:11 PM
To: Selectmen; Town Manager; bruce.tarr@masenate.gov; leonard.mirra@mahouse.gov
Cc: 'Anne Sanchez-Felix'
Subject: Proposed plan for rolling hills in New Newbury, 152 houses, 38 affordable, 638 parking spaces

Dear Selectmen, Town manager and State registrars,
Anne and I wish to inform you all that we are **not** supportive of the above mentioned development proposed by Cottage Advisor, MA LLC.

We both agree with the viewpoints expressed by West Newbury, Neighborhood Coalition (www.wn-nc.com) against the proposal.

Regards

Anne & Manuel Sanchez-Felix,
335 Main Street, West Newbury, MA, 01985

Town Manager

From: Brad Jenson [REDACTED]
Sent: Tuesday, May 12, 2020 7:12 PM
To: Town Manager
Subject: Cottages at rolling hills

My name is Brad Jenson. I have lived in West Newbury for almost 20 years. I'm writing to ask you to stop the proposed development. It will have a large negative impact on our small town. The infrastructure cannot handle the extra volume. The increased cost to taxpayers does not sit well either.

Please do not allow this development to go ahead.

Thank you for your time

Brad Jenson

Town Manager

From: Administrator [REDACTED]
Sent: Saturday, May 9, 2020 7:57 AM
To: Town Manager
Subject: Fwd: Rolling Hills

Begin forwarded message:

From: Administrator [REDACTED]
Subject: **Rolling Hills**
Date: May 9, 2020 at 7:50:46 AM EDT
To: selectmen@wnewbury.org

Dear Sirs, I am writing as a resident in West Newbury for 34 years. This town is a beautiful rural town which is why my family loves living here. I strongly oppose building 152 more homes in this rural community. The taxes will increase and it will put a strain on the water supply, traffic pattern, and school system. I hope this venture can be turned down. My husband and I are retired and we are being pushed out because we won't be able to afford to live here. I hope the responses from the community will be taken seriously. We do not want this in our small town. Sincerely, Bob and Judy Owen

Town Manager

From: Beth Smith [REDACTED]
Sent: Tuesday, May 12, 2020 9:34 AM
To: Selectmen; Town Manager; Bruce.tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: Coffin Street Development

Good morning,

I am writing in response to the proposed development on Coffin Street in West Newbury. I own a home on River Road, a narrow, county road the meets up with Coffin street. As you may already know, this beautiful, scenic road is without sidewalks or streetlights. It can be difficult to drive on if two larger vehicles are passing at the same time. There are portions of the road that have erosion issues from the river that will only be exacerbated by increased traffic. I am an avid walker/runner myself and I have 3 children that will soon be driving this road. I worry that if the town adds 150+ homes and 300+ drivers to this small piece of land, these scenic roads will no longer be safe.

In addition, we have a private well and I have concerns that the project's septic system will impact our drinking water. I also worry that the sudden increase in population will tax our local police and fires services, as well as our already overburdened school system.

We live in a beautiful farming community and the size, scope and density of this project is outrageous. I understand that West Newbury does not have the ability to just deny this proposal due to a zoning loophole, but I urge you to use whatever resources are available to ensure that this development upholds the characteristics that make this town so special. I urge you to work with the developer to create affordable housing options alongside regularly priced homes, without destroying the rural nature of our community.

Thank you,
Beth Smith

Sent from my iPhone

Town Manager

From: Brooks Wright [REDACTED]
Sent: Tuesday, May 12, 2020 11:58 AM
To: Selectmen; Town Manager
Subject: Proposal for Cottages at Rolling Hill

Board Members and Manger Jennings:

I am writing to express my opposition to the proposed plan for the Cottages at Rolling Hills housing development. If we need additional affordable housing to satisfy state requirements, then we should build the required units and leave our town to grow in a much more gradual manner, retaining the character of the town as closely as we can while allowing for additional homes. We don't need wall to wall houses with the increased traffic and the congestion and increased demand on town resources that will come with it. Why ruin a beautiful, quiet residential community by turning it into a congested town like Salem or Lawrence? By approving large developments like Rolling Hills, in addition to Drake's Landing and River Hill, there will be an inevitable increase in taxes that will drive seniors out after years of supporting the town through their own years of paid taxes. It makes no sense to put in affordable housing if it means forcing older residents to leave. We already have the burden of building a new high school, causing an increase in our taxes, which keep increasing every year or so already. Over thirty years our property taxes have increased over 200%. As members of our town government, I feel you should be representing out interests in protecting us from such a severe abuse of town development that benefits only the developer and adds nothing to the town. Our state Senator and Representative won't even talk to us about it—I've tried—so it's up to you to protect our interests. There must be a way to build the required affordable housing without ruining the town with such a huge, densely packed development like the one proposed by Mr. Hall.

Sincerely,

Brooks Wright
50 Meetinghouse Hill Road

Town Manager

From: Stell Charles [REDACTED]
Sent: Tuesday, May 12, 2020 8:45 PM
To: Selectmen; Town Manager; bruce.tarr@masenate.gov; leonard.mirra@mahouse.gov
Subject: Chapter 40B for Cottages at Rolling Hills, West Newbury

To Whom it May Concern

My name is Christel Charlesworth and I recently bought a home in West Newbury in November 2019. I was born and raised in neighboring Haverhill but lived the past 18 years in different areas of Boston. When my husband and I were looking to move out of the congested city and closer to our families in the Merrimack Valley, we were drawn to West Newbury and knew it for its rural beauty, its small town feel and beautiful open spaces. I am so happy to live in such a beautiful place that feels (and is) miles away from the busy city life.

I am writing today to express my concerns with the proposed plan for the development that is being considered for the Cottages at Rolling Hills at 28 Coffin St. This large of a development brings along with it many detriments to the environment, the infrastructure and on town services. Many people, like myself, move or stay their lifetime in West Newbury for what it offers in terms of rural living, open spaces and conservation and wildlife. This development jeopardizes all of this and takes away from the town what draws people to it as well as causes major issues for the environment and the people who live here.

As a social worker who has worked my entire career with underserved populations, I understand the need for affordable housing. I value and welcome financial diversity within communities and understand that as communities we all need to be able to offer affordable housing to those who need it. However, the scale of this project is too much, too quickly. Providing affordable housing can be achieved in a more responsible manor in a smaller scale so as not to cause so many issues for our community.

Please pass along these concerns to MassHousing and listen to the concerns of the people of West Newbury. They are valid concern of citizens who are wanting to preserve the beauty of a community that is few and far between in this state and one that should be maintained and respected as such.

Sincerely
Christel Charlesworth
94 Maple St
West Newbury, Ma

Town Manager

From: Caryn Clemente [REDACTED]
Sent: Saturday, May 9, 2020 8:11 AM
To: Town Manager
Subject: Opposition to Cottages at Rolling Hills

I am writing to express strong opposition to the 152 unit housing development proposed for our small town of west newbury.

My husband and I invested in our "forever home" with our 3 school aged children in this quaint little town due to its low population and small town feel. A housing unit of this size will undoubtedly change this with the amount of car traffic on our roads and increased population in general, including increased numbers in our schools.

PLEASE consider these factors in deciding if this is truly the right choice for our amazing little town.
Caryn Clemente

Town Manager

From: Carroll Collins [REDACTED]
Sent: Tuesday, May 12, 2020 11:10 AM
To: Selectmen
Subject: Proposed Plan for Rolling Hills

Please give careful consideration to this proposed new development.

It is too big, too intrusive and too demanding on the capabilities of the West Newbury infrastructure.

Thank you.

[Sent from Yahoo Mail for iPad](#)

Town Manager

From: CBHometh Gmail [REDACTED]
Sent: Tuesday, May 12, 2020 10:50 AM
To: Selectmen; Town Manager
Cc: 'RHometh'
Subject: Concerns with Proposed Plan for Cottages at Rolling Hills

Dear Selectmen and Town Manager,

Six years ago, we moved to West Newbury primarily due to the beauty and open space that is part and parcel to the town's character. Having read the proposed plan for use of the parcel use for 152 units at 566 Main Street and 28 Coffin Street, we are writing to state that we are opposed to the project. We do not believe this project is appropriate for the town. It would put undue pressure on the rural nature due to its density, increased population, traffic, burden on town finances, water requirements and wetlands demarcation.

We have signed the article for inclusion of this issue at the next town meeting.

Caroline and Rod Hometh
241 Middle Street, West Newbury

Town Manager

From: Carole Ward [REDACTED]
Sent: Saturday, May 9, 2020 1:07 PM
To: Selectmen
Cc: Town Manager; Bruce.tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: comments on New Development in West Newbury

Selectmen:

I am a new resident in West Newbury and am commenting on the new development as you have requested. I have lived in Newburyport for many years so am familiar with West Newbury.

I now live in the Ocean Meadows complex, which I believe is one of your high density areas?

The map you provided unfortunately was hard to visualize. I would need a much better idea of the proposal before I could make a judgement using all the considerations.

However, I support the new development as well as the low income part, as long as it is a fairly reasonable design and consideration is given to the privacy of the abutters by landscaping and traffic design.

Reasons:

1) So far, I do not perceive much traffic at all in West Newbury. I walk and bike here frequently and most of the time there are very few cars. The only exception is Rte 113 which is a state rd and a connector to many other communities.

2) I do not think that a new community will significantly impact traffic except perhaps somewhat in the immediate area surrounding the complex, and rte 113.

It may impact other areas such as schools, water, etc.

Our Ocean Meadows complex is 55Yrs + and mainly one or 2 persons /household with our own snow removal and septic. Many of the residents only live here part time. We are a development that has little impact on schools and some services, but pay taxes as the rest of the community. Therefore, since our part of your existing development footprint does not take as many town services, that should give the new development some wiggle room.

3) Many people who work in our area cannot afford to live here as there are not enough homes for those that need them. With the commute then, this makes for a long work day and degrades the quality of life for those families. Additionally, as we have become so graphically aware during the current pandemic, much of America lives at the poverty line. They live paycheck to paycheck and part of the problem is that the cost of a place to live is very expensive or even above their means. Reasonable cost housing is vital for many Americans.

4) Many people don't want the rural character of the town to go away. Your report said that we have a 5.5 acre/home! Very lux. Unfortunately we need commerce to survive. We live next to a city. Cities are traditionally centers of commerce. We all would not live here if we did not have the commerce that Newburyport brings. Why should we reserve all the open space for ourselves? Let's share it responsibly with those that need it. There are ways to manage development that are attractive. It just takes some creative thinking. If we truly cannot stand living in a place that is not rural enough, then we can move on to another rural area. I know that is hard to do.

5) I believe that people are worried about their quality of life, change in general, and property values in particular. I would like to think positively about what some new people may bring to our town.

Sincerely

Carole Ward

12 Moody Ln, W. Newbury

Town Manager

From: Christine Young [REDACTED]
Sent: Tuesday, May 12, 2020 6:24 PM
To: Selectmen
Subject: cottages at rolling hills

Hello -

I am writing to express my concern regarding the proposed development at 566 Main/28 Coffin Street. Based on the proposed plans, this seems to have an unacceptable affect on 1. traffic on an already congested Rt 113 2. already strained water resources 3. with only ~25% of units earmarked for affordable housing, this does little to "encourage development that retains those characteristics that brought people to West Newbury"; 4. Per published data, 73% of respondents reported that the factors bringing them to West Newbury were to protect the open space and rural beauty..."the very point of living here"
5. change irrevocably the rural nature of the town, which to date has prized its commitment to open space

In summary, the scope and size of the proposed development is ridiculously out of step with the character and resources of the town.

Thanks,
Christine Young
2 Garden St

Town Manager

From: Eric Marks [REDACTED]
Sent: Saturday, May 9, 2020 8:35 AM
To: selectman@wnewbury.org
Cc: Town Manager
Subject: Cottage as Rolling Hills - NOT A GOOD CHOICE

Dear West Newbury Board of Selectmen,
cc: to Angus Jennings, Town Manager

Please REJECT this housing project. It is NOT a good fit for West Newbury, and it will place a burden on our town in many serious ways, including the following:

1. Schools - classes sizes, busing capacity and safety
2. Traffic in and out of the Pentucket High School and Middle school complex
3. Public safety resources
4. Environmental and habitat destruction in the fragile Merrimack Valley
5. The "West Newbury" feel and natural beauty

Also, we demand more transparency into who are the financiers behind this development.

From what I can see, Cottage Advisors appear to be a bunch of carpetbaggers who live in Florida, Kennebunk, ME and Westford, MA, and thus do not have local ties to this community.

We should demand to know who is behind this development, who profits from this development, and if there are nefarious actors behind it. Until we know more of these details, we must REJECT this project.

Very best,
Eric Marks
13 Chestnut Street
West Newbury, MA
[REDACTED]

Town Manager

From: Francesca Pomerantz [REDACTED]
Sent: Sunday, May 10, 2020 3:16 PM
To: Selectmen; Town Manager; bruce.tarr@masenate.gov; Mirra, Leonard - Rep. (HOU)
Subject: Please stop the Rolling Hills development in West Newbury

Dear Board of Selectmen, Mr. Jennings, Senator Tarr and Representative Mirra:

I am writing to express my dismay at the proposed Rolling Hills development in West Newbury. I believe West Newbury needs affordable housing but not at this scale and with this impact on our community. We moved to West Newbury from Newburyport because we appreciate the semi-rural character of the town and enjoy the woods and open space. During the Covid-19 pandemic crisis, we especially appreciate the low housing density of the community which is helping to keep us all safer. The proposed development of 152 units is too dense, will change the character of our community, negatively impact our environment through the loss of much needed trees and wildlife habitat, dangerously increase traffic on Coffin Street and River Road (a treasured recreational biking and walking route we and our neighbors have especially enjoyed recently during the lock down), and create a town water crisis.

Thirty-eight affordable units in a 152 unit housing development is clearly a ploy on the developer's part to get the project passed and put money into the company's pockets. There is no real interest in the proposal to increase affordable housing in the community and this is a misuse of Chapter 40B. Support for this development project goes against common sense in light of climate change and the pandemic. Please let me know what you are doing to stop this project. Thank you.

Francesca Pomerantz
113 Garden Street
West Newbury, MA

Town Manager

From: Heather Case [REDACTED]
Sent: Monday, May 11, 2020 1:50 PM
To: Heather Case
Subject: Rolling Hills

As residents of the town of West Newbury, we are writing to express our opposition to the proposed plan for Rolling Hills. Our family explicitly moved to West Newbury from Somerville because of the rural nature and small town feel. We are deeply concerned about the impact the development would have on traffic, water, the natural habitat and the school system. While we support affordable housing, the proposed development is simply too big and there are other ways to solve the affordable housing problem.

Sincerely,
Heather and Jameson Case

Town Manager

From: Helena Dion [REDACTED]
Sent: Tuesday, May 12, 2020 3:30 PM
To: Selectmen
Subject: Rolling Hills

Hello,

I'm writing to you to voice my concerns about the proposed plan for Rolling Hills. My family and I have lived in the town of West Newbury for 25 years. We were attracted to the quaint and charming town with its rolling hills, fields and woods. Originally, we lived on Main Street. The first few years were pleasant but in time the traffic became noisy and constant. I couldn't back out of my driveway as I once did, due to more families moving to town. So we moved off Main Street to Montclair Road where it's further from the center of town but quieter. I can't imagine what will happen to Main Street traffic once this huge development project is built. Not to mention all the other impacts on our schools, water, etc. I understand the need for affordable housing, but perhaps on a smaller scale.

Thanks,
Helena Dion

Sent from my iPad

Town Manager

From: Ingrid Robinson [REDACTED]
Sent: Saturday, May 9, 2020 7:59 AM
To: Selectmen; Town Manager
Subject: WN Housing Production Plan : 152-unit development

Ladies and Gentlemen:

I would like to share my feelings and comments to the above-mentioned project.

The first and overall impression - it's a NO BRAINER - NO to this overwhelming undertaking!

It's one of our most beautiful and preserved areas where we still have wild life left.
It's closing in everywhere, AND 152 units, seems to me INSANE.

Our town property taxes got up so much just recently!!! it becomes unaffordable, and another spike will break a lot of families.

The whole infrastructure is not laid out for such huge new development... Now we pay for middle- and high school rebuilding, the next one will be Page school

And very important our water supply... as far as I know we are buying water from Newburyport.

I am very much against it.

My name is
Ingrid Robinson

32 Follinsbee Lane
West Newbury, MA01985
[REDACTED]

Town Manager

From: Jennifer Brockway [REDACTED]
Sent: Monday, May 11, 2020 1:55 PM
To: Town Manager
Subject: Proposed Cottages at Rolling Hills development

Dear Mr. Jennings,

I am writing to express my concerns over the potential development called "cottages at rolling hills". I live on Main street two houses down from Coffin Street and right down the hill from the proposed entrance site on Main Street. Traffic volume and speed are already an issue in front of our house. 113, especially in our location, is often used as people's personal speedway to get to where they are going. Because of this, my children and I cut through our neighbors yard to walk or ride bikes down Coffin Street - it is the only safe option for us to walk and ride. That will not be the case with if this development goes through. Coffin is narrow and River Rd even narrower, they are simply not designed for high volumes of traffic.

We moved to West Newbury because of the small farm town feel and rural nature of the community. Since moving here in 2001, we have seen growth and development that has slowly started to change the feel of the town. Just driving through the latest "Cottage Advisors" properties today, my 13 year old daughter said "this doesn't feel like our town" without knowing any of the details. The proposed 152 unit development will forever change the landscape, rural feel and experience of our town. 38 affordable units, in 152 houses, does not effectively address the need for more affordable housing, it's simply a way to push a big development on our small town under the umbrella of affordable housing. It is also way too many units on a the property. The increase in population will strain all of our resources and infrastructure, have long lasted impact on the environment (both wetlands and natural habitat) and increase taxes. We are simply not ready to support such a large development and have very little to gain by passing it. I am all for more affordable housing, this development is a wolf in sheep's clothing. Please do not allow this development to be approved. It will ruin our town as we know it.

Thank you,
Jenn Brockway-Peirce
614 Main Street

Town Manager

From: Jill Hudson [REDACTED]
Sent: Saturday, May 9, 2020 5:51 AM
To: bruce.tarr@masenate.gov; leonard.mirra@mahouse.gov; Selectmen; Town Manager
Subject: Proposed Cottages in West Newbury - Comments from a Resident

To Whom it May Concern:

I have read the proposal for the Rolling Hill Cottages in our town, and I have several concerns about its impact on our community.

1. The population increase seems quite high for a town such as ours with fewer than 5,000 people. Additionally, the demographics of this new population who would purchase a unit from said development does not seem to match the needs of our community's current population. This would introduce newer demographics to the town, which is not a bad thing per se, but I worry greatly that it neglects the current demographic already here. There seems to be a gap in needs versus proposed solutions. This leads me to feel this development would not be a valid match for the town.
2. Our town's resources, specifically our water supply, is already strained in the summer time. What would a larger development such as this do to those resources? If we need to procure more methods for this resource, who provides funding? The commonwealth? The developer? Would there be shortages for current residents in comparison and how would that risk be mitigated?
3. What would this population increase do to the planning of the new school construction? Does this put a strain on the proposed numbers, size, etc. or is it unknown?
4. I understand this type of housing is to be reviewed and approved by the commonwealth, and I'm glad we have a time to provide feedback and questions, but can there be any kind of opportunity for an in-person town hall of sorts for residents? I am somewhat unnerved by a potential blocker for an older resident to email comments for example. Either due to lack of technology prowess (yes, it's only an email. I know.) or they may not have a computer. My main concern is if there are not multiple avenues to be heard, it's a barrier for comments that could be provided.
5. What would be done to mitigate the traffic issues I foresee? How would a smaller state road such as 113 handle such an influx or residents? Roads would wear faster, and would our town have the proper funding for this? Will additional traffic lights be needed and how will this impact overall patterns in the town? While I imagine this would be a challenge to fully and accurately predict, I worry about the estimated number of residents and whether the proposed parking spaces would suffice for the influx. Additionally, what is the estimated timeframe for the community to be at 100% capacity?
6. Our family moved to the area for the small-town community and natural resources such as parks, ponds and trails. It's a wonderful area from which I hope I never leave. A development such as this, I fear, would be a large strain on those areas, and a risk to their existence. The town thrives on its quaintness and natural beauty. A larger development would be a too-large footprint for the town to handle.

As a resident living in a small and closely knit community, I have great concerns about such a wide-scale development being built here. I completely understand the need for some development over a period of time; population increases are unavoidable. But this seems so out of scale for what this town is known for: its quaint vibrancy. I also fear this is an opportunity grab for a developer without proper regard for the town in which it's being built.

I look forward to hearing more about this matter and do hope strong consideration is given to this matter. Thank you for said consideration.

Sincerely,
Jill Hudson

Town Manager

From: Jenn LeBlanc [REDACTED]
Sent: Tuesday, May 12, 2020 1:10 PM
To: Selectmen
Cc: Town Manager; Leonard.Mirra@mahouse.gov; Bruce.Tarr@masenate.gov
Subject: Chapter 40B Eligibility

To Whom It May Concern:

We are in complete objection of the proposed 40B Eligibility/Site Approval Plan for the town of West Newbury. The reasons are as follows:

1. Water Capacity is insufficient right now—NEVERMIND adding more residents. As it is, in the summertime, the people that use town water are forced with mandatory water restrictions and forced to purchase bottled water from Newburyport.
2. River Road and Coffin Street are small country roads and will be UNABLE to handle the increased capacity of automobiles, which will in turn lead to more accidents that will tip our emergency services and first responders to the breaking point, not to mention that it will change the whole character of our town, which was the reason we chose to live in West Newbury in the first place. With increased automobile capacity, the natural habitats of our woodland creatures will also be in jeopardy. We love our community as it is. WE DO NOT WANT DRASTIC CHANGES TO OUR SCENIC TOWN!!
3. Reduction of lot size is UNACCEPTABLE!! This plan will also increase taxes for all residents and decrease the value of our property. Our schools will have to be modified to accommodate new students.

Please DENY approval for this measure as it will only hurt our towns infrastructure.

Respectfully yours,
Chester T. LeBlanc
Jennifer L. LeBlanc
19 LeBlanc Lane
West Newbury, MA 01985

Sent from [Mail](#) for Windows 10

Town Manager

From: [REDACTED]
Sent: Friday, May 8, 2020 3:12 PM
To: Selectmen; Town Manager
Subject: Cottages at Rolling Hills

West Newbury does not need another condominium development. Many people, including my wife and I, love West Newbury because it's a charming small town with plenty of open space. We enjoy the town's open space everyday. Why do we continue to disrupt our rural community?

Jack Mulcahy

Sent from my iPhone

Town Manager

From: Gmail [REDACTED]
Sent: Saturday, May 9, 2020 8:34 PM
To: Selectmen
Subject: Rolling Hills development opinion

Dear Selectmen,

I write to express my opinion on the plan for the development in the Town of West Newbury called Rolling Hills.

I have lived in West Newbury for 15 years, and before that was a resident of Groveland for 13 years. The historic landscape and integral relationship to the Merrimack River are central features that both towns share. These towns were founded and developed their unique identities within these natural resources - town planning is at a critical crossroads to maintain that vision for future generations.

In 1998, I was the Vice President of the Groveland Historic Commission and authored and managed the Elm Park Preservation Project which sought to study, rebuild, and protect Groveland's downtown historic landscape for future generations. I worked with Senator Bruce Tarr and Representative Harriet Stanley to secure \$1 million from the Massachusetts Highway Commission to construct the beautifully restored town center which now includes an alley of elm trees, reconstructed fountain, period lighting, and a remarkable custom-designed gazebo that echos the former meeting house turret that once stood on the site.

There was much discussion at the time debating whether or not Groveland's historic landscape was worth preserving. Now, as the trees have matured to form their elegant canopy, I think we can all agree that this remarkable landscape is the pride of Groveland and identifies it as an important historic town within the commonwealth.

I believe that West Newbury has maintained its distinctive character until now through careful planning by protecting its gorgeous landscape and historic architecture while thoughtfully incorporating new development. The Rolling Hills proposal is far too dense to blend new development ambitions with long-standing planning initiatives. Further study is needed to assess the impact this significant stress will have on West Newbury's natural and municipal resources. Developments cannot be unbuilt - they permanently alter the landscape and related resources and I believe that the current design does not contribute to West Newbury's identity and future.

I hope that the Board and state officials will not approve the Rolling Hills development proposal as it currently presented.

Respectfully,

Jennifer Liston Munson
[109 Georgetown Road](#)

Town Manager

From: Jack OBrien [REDACTED]
Sent: Saturday, May 9, 2020 3:02 PM
To: Selectmen; Town Manager
Subject: Comments/Concerns - "Cottages at Rolling Hills" Housing Development

Gentlemen:

We have been residents of West Newbury for 31 years, and wish to provide our comments and express concerns regarding the application by Cottage Advisors MA, LLC for Chapter 40B Eligibility/Site Approval for a 152 unit housing development known as "Cottages at Rolling Hills".

The large size and density of this development will have a dramatic impact on the rural character, nature, small town feel, open spaces, and natural habitats for wildlife that make West Newbury unique, and contribute toward pushing the town to become just another over developed suburb.

Approval of this project will dramatically increase the town's population, and the development's planned 638 parking spaces are indicative that traffic in town will increase significantly as those cars are used to commute to and from work and run errands.

The town's current water issues and conservation efforts will be negatively impacted by the increased demand from this development and the residents of the 152 new households. At this time the town's wellfield is insufficient to meet daily water demands, and mandatory water use restrictions are in place for 5 months each year. Approval of this new development would further exacerbate the situation, and result in cost increases for town water users.

The increase in town population will require expanded town services, including the police and fire departments. Taxes from the new development would probably not offset these costs, and would likely increase taxes for all residents.

This development will further burden our school system, and perhaps affect the new Pentucket Regional Middle-High School population projections and student / teacher ratios.

We recognize the need for affordable housing in West Newbury, but not as a very small part of a such a large scale, high density development that has so many negative impacts on our small, rural town. In this project, only 38 of the planned 152 units will be designated 40B, affordable housing.

Alternatively, consideration should be given to providing just the affordable housing.

A downscaled development of only the 38 affordable housing units would be more acceptable, and would have significantly less negative and detrimental impacts on our beautiful town.

Please consider our comments, concerns, and recommendation, and incorporate them into the report that will be submitted to Mass Housing.

Sincerely,

John J. O'Brien
Sherlyn J. O'Brien
15 Chestnut St
West Newbury, MA 01985

Town Manager

From: Jon Rittgers [REDACTED]
Sent: Monday, May 11, 2020 5:33 PM
To: Town Manager
Subject: application to MassHousing for 40B Project Eligibility/Site Approval for the site at 566 Main Street and 28 Coffin Street.

Be advised that this project appears to be bordering potential critical habitat for several endangered species such as the spotted turtle and several salamander species all of which are indigenous to wetlands in Massachusetts and West Newbury. Therefore the state and the town should INSIST on reviewing an environmental impact statement required under the Endangered Species Act. This project site, lying adjacent to the Merrimack river, could also adversely affect several anadromous fish species (striped bass, shad and Atlantic salmon) as well as the endangered shortnose sturgeon all of which migrate up and down stream below the outflow of the runoffs that could occur as a result of the project both short term (during construction) and long term due to activity at the project site. The attorney should be made aware of this potential problem that the developer may have to address.

Jon Rittgers
8 Robin Road

Town Manager

From: Justin Woodfall [REDACTED]
Sent: Saturday, May 9, 2020 11:37 AM
To: Town Manager
Subject: Cottages at Rolling Hills

Dear Mr. Jennings,

I'm a West Newbury resident writing to voice my concern with the proposed Cottages at Rolling Hills 152-unit housing development.

When we purchased our home in West Newbury, one of the major drivers of our decision was the rural character and charm the town offers.

Over the past few years, numerous developments have eroded that feeling. The new proposal of 152 housing units will be yet another development that further pulls at the fabric of the town character.

The proposed housing units will increase town traffic, and the ability of the town to provide essential services to the current residents. A 10% growth in population is too much for our small town to absorb.

As parents of two school aged children, I am constantly worried about the school system's ability to provide a great education system and environment that our kids deserve. Class sizes in the Page School are large, and each year teachers seem to be spread thinner and thinner.

Special education services are already taxed. Further population expansion will undoubtedly bring more students to our town, forcing difficult decisions regarding school resources, space, and facilities.

It seems concerning to me that as residents of the town, we are largely unable to protect against these large developments. I believe we should learn from these past developments and ensure that our town zoning laws adequately protect our town and allow the residents to decide on developments, and not the state.

Thank you for your time,
Justin Woodfall
14 Barberry Lane
West Newbury

Town Manager

From: Katie Maguire [REDACTED]
Sent: Tuesday, May 12, 2020 4:09 PM
To: Selectmen
Subject: New Cottage Project

Hi,

I am giving you my opinion that I do not want another "cottage village" built on Coffin St. I watched the Whetstone Street Cottages go up and that was bad enough. Now I listen to trucks working all day on Sullivan's Court taking up more free space to add huge houses. Then there is Daley Drive. Another group of several very expensive houses. So many animals lost their habitats because of the space being built on. Do we really need 156 new homes? Each with 1-2 cars per house causing more traffic and pollution? What about our water supply? We don't even have enough room at Pentucket for the children that already live here. I know a new school is being built but this will just add to the capacity. Open space here in this beautiful little town is quickly disappearing to these cookie cutter cottages and houses that are so expensive. I was born here grew up visiting here and enjoyed running through the open fields and climbing the trees in the woods of my grandparents house. A slice of paradise for a child and adult. I came back to live here 8 years ago. I am 3rd generation in my house and love watching the sunsets, birds chirping, deer coming right up to the house, hawks, turkeys and an occasional fox laying in the field sunning herself. All of this will be uprooted on Coffin St. if this goes through and where will they go? I vote to leave nature be here in our little town before it is all gone and let the builders go find another town to make a ton of money off of.

Thank you for your time.

Katie Maguire

Town Manager

From: KAREN SCOTTI [REDACTED]
Sent: Tuesday, May 12, 2020 3:19 PM
To: selectman@wnewbury.org; Town Manager
Subject: Proposed Plan for Rolling Hills Development

Dear Selectmen and Town Manager,

We are very concerned about the proposed development - Rolling Hills at 566 Main Street and 28 Coffin Street - that is being considered in our town. Our concerns are as follows: the huge impact this development will have on town infrastructure, i.e., roads, water and schools and also our taxes. Another big concern is the effect it would have on the small town, rural atmosphere and beautiful natural environment that we all enjoy and the reason we live in West Newbury.

We feel that further study is absolutely necessary before this proceeds any further.

Thank you.

Karen Scotti
William Scannell
353 Main Street
West Newbury

Town Manager

From: Katrina Selig [REDACTED]
Sent: Tuesday, May 12, 2020 11:55 AM
To: Selectmen; Town Manager
Cc: Katrina Selig; Anne B. Selig PharmD
Subject: Concerns about Cottage Advisors Proposed Project in West Newbury, MA

Importance: High

To Whom It May Concern:

My name is Kate Selig and I am a resident of West Newbury, MA. While I recognize that there is a need for affordable housing in West Newbury according to state regulations, the Cottage Advisors proposal of this 152 unit development with only 25% affordable housing (38 units) **seems excessive**. As a member of the West Newbury community, I moved to West Newbury from Newburyport for the small town charm and space. I have noted some of my initial concerns below:

- This would result in significant increase to **town population** (which has already been significantly increased in past years by developments from this same developer)
 - From 2010 (4,235) to 2018 (4,581) there was an **8.2% increase (346 people) in the population in West Newbury**. As it is, the population change from 2010 to 2018 in Massachusetts was only about 4.3% and only about 6.3% in United States.
 - According to the 2018-2022 Housing Production Plan for the town of West Newbury, “Between 2000 and 2015, West Newbury’s population and households grew, with population increasing from 4,149 to 4,427 and households increasing 9.1 percent, which is twice as fast as Essex County and the state.”
 - **CONCERN:** This 152 unit development could potentially increase the population anywhere from 304 (2 people per household) - 608 (4 people per household) in a significantly smaller amount of time (than the increase of about 350 people from 2010 to 2018), which raises the concerns about resources and impact to existing residents/town infrastructure. The two previous housing communities constructed by Cottage Advisors **HAVE ALREADY HAD A SIGNIFICANT IMPACT** on our community and the proposed project is proposing about 5x as many units. I would argue that the developer should have added additional affordable units in an effort to help West Newbury meet its requirement for affordable housing in the initial projects.
 - 30 units on 24 acres (Cottages at River Hill) – this only 3 affordable units this was less than the required 20% for 40b
 - 34 units (Drake Landing) - this only included 4 affordable units – this was less than the required 20% for 40b
- **Town Water Supply**
 - According to the 2018-2022 West Newbury Housing Production Plan, The Town's wellfield consists of nine shallow wells that are permitted to pump 200,000 gallons of water per day. Under conditions that limit aquifer recharge, yield can go down to half that amount. During periods of peak water usage, especially the summer, and while recharging the aquifer, the **Town purchases water from Newburyport to augment its own supply**. Daily peak-season water purchases from Newburyport average 300,000 gallons. **Future supplements to West Newbury's water supply by Newburyport may be at risk as the city has started supplying water to Plum Island residents**. The Town commissioned a water master plan in 2001 and a separate hydraulic study in October of 2003 in order to evaluate more specifically the condition of the system and identify needed improvements. The Study was updated in May 2008
 - Section 6.B of the West Newbury Bylaws (Open Space Preservation Development) **SECONDARILY** intends to “To protect community and regional water supplies”

- **CONCERN:** According to the 2018-2022 West Newbury Housing Production Plan, about 63% (912 homes) use town water, which already has to be supplemented by Newburyport as noted above. Adding 152 additional units without adding a significant increase in the town water supply, would SIGNIFICANTLY limit the water use of existing residents. As it is, our use is limited in summer months to conserve water. Addition of so many units is NOT in the best interest of the town or it's residents.
- **Traffic**
 - **CONCERN:** Significant increase to traffic and auto pollution with the proposed addition of 638 parking spaces at this new development. Also, the intersection of Coffin and Main street has been a dangerous intersection. With high traffic pulling onto main street from this development, I would worry about potential accidents and the safety of West Newbury residents.
- **Town Resources**
 - **CONCERN:** Such a drastic increase in the population will put a strain on existing **Town administration** (safety, municipalities, recycling/waste).
 - **CONCERN:** Such an increase in the population would not only put strain on the Page Elementary School, but would also have an impact on the regional school district that we share with two other towns. Are these **schools** (including Page) staffed to handle the additional increase in students?
- **Open Space**
 - According to the 2018-2022 West Newbury Housing Production Plan, Since the early 1990s, West Newbury lost a great deal of open space – particularly along the Merrimack River and off of Route 113 (Main Street) – to new housing developments. In fact, the northwestern quadrant of the town was classified as “urban” as a result of the 2000 U.S. Census, but this is due to its proximity to the more densely developed Haverhill. – **Both these developments (BUILT BY THE SAME DEVELOPER that is proposing this new, significantly larger development) have already caused a significant change in our population and availability of open space in the recent years.**
 - Section 6.B of the West Newbury Bylaws(Open Space Preservation Development) are PRIMARILY intended “to encourage the permanent preservation of open space agricultural land, forestry land, wildlife habitat, other natural resources including aquifers, waterbodies, wetlands, scenic vistas, slopes and hillsides, and historical and archeological resources in a manner that is consistent with the West Newbury Comprehensive and Open Space Plans” and SECONDARILY “preserve and enhance the community character and To protect community and regional water supplies” I would argue that this community would put all of those things at risk and that this developer is significantly changing our town.
 - If we create development on 75 acres, where will those wildlife relocate?
 - **CONCERN:** While I understand that the need for affordable housing can override these Open Space bylaws, this will be the THIRD cottage community to be constructed by this developer, which is significantly impacting the OPEN SPACE in west newbury. I worry about the community feel, impact to wildlife and impact to resources.

Overall, I am VERY concerned about this development. Our town has a rural feel that needs to be maintained. This would not only significantly increase the population, putting a strain on resources, but it would also impact open space and wildlife that live in the current proposed area.

Please feel free to reach out with additional questions.

Best,
 Kate
Katrina Selig, BSN, RN
Senior Manager, MSRM Standards, Compliance & Training
 Agios Pharmaceuticals
 88 Sidney Street
 Cambridge, MA 02139

Town Manager

From: Laura Landry [REDACTED]
Sent: Tuesday, May 12, 2020 12:51 PM
To: Selectmen; townmanager@westnewbury.org; bruce.tarr@masenate.gov;
leonard.mirra@mahouse.gov
Subject: Proposed plan for Rolling Hills in West Newbury, MA

To whom it may concern,

We have a Development proposed to West Newbury and I would like to add my opinion.

The requested development of "Rolling Hills" will be a mistake that cannot be taken back. The very thing which makes West Newbury such a wonderful place to live will be destroyed by this Urban project in our Rural town. Please see the below:

- Small town charm of farm land, quiet streets and amazing wildlife will be lost.
- The excessive burden on the water system, will be an enormous expense and most likely will be unable to service such an increase.
- Police, fire and schools will be overtaxed.
- Increased traffic on our nice quiet streets will create traffic problems and endanger pedestrians.
- Septic will cause pollution for marsh areas and wetlands.
- Will environmentally diminish many areas which we have endangered plants, birds and animals.
- The proposed lots are much smaller than normal West Newbury lots, too small.
- Increase in Taxes and decrease in property values.

This is only a small list of problems which we will have to deal with if this project is approved.

This cannot be allowed, there is too much to lose with very little, if any gain.

Thank you,

Craig Poirier and Laura Landry
17 Albion Lane
West Newbury, MA 01985

Town Manager

From: lisa M [REDACTED]
Sent: Sunday, May 10, 2020 10:58 AM
To: Bruce.tarr@masenate.gov; leonard.mirra@mahouse.gov; Selectmen; Town Manager
Subject: Proposed building plan for "Rolling Hills" project in West Newbury

Dear sirs and Madames,

My name is Lisa Merithew, and my young family and I live at [72 Maple Street](#) in West Newbury, MA. This email is to express my strong objection to the proposed building plan from Cottage Advisors, MA, LLC for 152+ house development off Main/Coffin streets.

Our family feels it is CRITICAL to maintain the character of West Newbury, and protect our open spaces.

We have ZERO appetite for this level of proposed growth in the town. The increased traffic, exacerbation of water issues, tax implications, and effect on school systems are all major factors in our strong opposition of this plan!!!

We ask that you please consider the wishes of the current community in making the decision on this unnecessary plan. Please say NO to this plan of those who do not care about the effects on our small town!!!

Respectfully,
Lisa Merithew
[72 Maple St, West Newbury, MA 01985](#)

[REDACTED]

Town Manager

From: Libby Mail [REDACTED]
Sent: Tuesday, May 12, 2020 2:37 PM
To: Town Manager
Subject: Cottages at Rolling Hills Proposal - Objections to the Plan

Dear Mr. Jennings,

My name is Elizabeth Millar and I currently reside at 591 Main Street in West Newbury.

I love West Newbury!! I love the vast open spaces; the Town's focus on the conservation and preservation of land and wildlife; and the Town's close knit community that appreciates the sanctuary that West Newbury offers.

I am not objectionable to Chapter 40B, but I am dismayed with the lack of foresight that the proposed plan for the Cottages at Rolling Hills has taken for the infrastructure of West Newbury and limited resources to take on such a project and sustainability in the future.

There is already an oversized pocket community being erected and this will certainly impact our community, not to mention the proposed 152 houses and 638 parking spaces for The Cottages.

An important reason I moved here was the limited development that was allowed in this small town unlike the neighboring city of Newburyport. We do not have the infrastructure to handle such a large project and it is evident that there is little thought for the limited resources of the Town and significant disruption to the community for years to come.

Thank you for your attention to this matter.

Sincerely,
Elizabeth Millar
591 Main Street
West Newbury, MA

Sent from my iPhone

Town Manager

From: Mirra, Leonard - Rep. (HOU) <Leonard.Mirra@mahouse.gov>
Sent: Tuesday, May 12, 2020 4:57 PM
To: Tim Kelleher; Selectmen; Town Manager; Tarr, Bruce E. (SEN)
Subject: RE: [External]: Proposed Development in West Newbury -152 Units

Dear Tim,

Thank you for writing to me about this project, I've heard from a lot of people who are very much opposed to it and I agree entirely. It is too large in scope and would absolutely have an impact on the character of our town. My family moved to West Newbury in the early eighties, and when it was time to raise my own children I built a house there because I wanted them to grow up in a small town with a great school system. We very much want future generations to be able to do this as well.

I've had a lot of experience with 40B projects in my district and while they can be difficult to stop it is not impossible. Also keep in mind that a developer will often work with residents in reducing the size of a project and/or the number of units. The MIT Center for Real Estate has a very good analysis on this and you can read it here:

https://mitcre.mit.edu/wp-content/uploads/2012/11/40B-report_fisher_07-0618.pdf

Also keep in mind that while Chapter 40B allows a developer the ability to ignore local zoning laws they are still bound by environmental laws, including the Wetlands Protection Act. Mass Audubon has some very good information here:

<https://www.massaudubon.org/our-conservation-work/advocacy/shaping-the-future-of-your-community/publications-community-resources/guidebook-to-involvement-in-your-community/chapter-6-project-review-and-permitting>

The town can also deny certain waivers if a project creates unacceptable risks to public health and safety. In looking at the plans I'm very concerned about the size and location of the septic system. This could release large levels of nitrogen which could put local wells at risk and it's something the town should consider during the approval process. An attorney writes about this in a letter about a 40B project in Shrewsbury:

<https://shrewsburyma.gov/DocumentCenter/View/1672/Letter-from-Dan-Hill-December-14-2015>

Something else to consider is the fact that courts have ruled that 40B laws do not include alteration of property rights, so things like restrictive covenants cannot be waived. This came up in a 40B case in Newton and you can read about it here:

<https://bostonbarjournal.com/2018/02/02/zbas-broad-powers-under-chapter-40b-do-not-include-alteration-of-property-rights/>

I want to thank you again for writing and including me in the conversation about this project, please do keep me in the loop. I'd be more than happy to attend any meetings or future discussions and help in any way possible.

Sincerely,

Lenny Mirra
State Representative, 2nd Essex District
978 758 0206

From: Tim Kelleher [REDACTED]
Sent: Tuesday, May 12, 2020 4:11 PM

To: selectmen@wnewbury.org; townmanager@wnewbury.org; Tarr, Bruce E. (SEN); Mirra, Leonard - Rep. (HOU)

Subject: [External]: Proposed Development in West Newbury -152 Units

To whom it may concern

My name is Tim Kelleher and I have lived in West Newbury for over 20 years. I live on Main St, just down from where the 566 Main Street/ Coffin Street project is proposed. I wanted to register my concern with this massive housing project.

- Traffic on Main Street is already very busy. Many mornings it takes several minutes just to pull out of my driveway as I wait for an opening of cars coming from either direction.
- My kids bike on these roads and my wife runs on them nearly every morning. The additional cars will make those activities much more dangerous.
- What is being proposed will increase the population of our town by 10% but will be consolidated into an area equal to 1% of the total space.
- West Newbury often has water restrictions in place. This new development will increase demand by an estimated 14% and will create a large increase in the cost for town water for everyone.
- And if all these were not enough, the addition of these homes is estimated to increase my taxes.

I understand that growth for our town may be inevitable, but there are certainly more responsible, measured ways to grow. We, as a town have not been given a voice in this development despite the impact it will have on all our lives. I stand against this development and hope you will as well.

Thank you,
Tim Kelleher
555 Main Street
West Newbury, MA 01985

Town Manager

From: Meghan Bowden [REDACTED]
Sent: Tuesday, May 12, 2020 5:51 AM
To: selectman@wnewbury.org; Town Manager; Bruce.Tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: Proposal for new West Newbury housing development

Hi All,

I'm writing to you because I feel very strongly that a new 152 unit development will completely alter the character of the community that I love. I moved to West Newbury a year ago for all of the reasons that a new development of that size would destroy; rural beauty, small town charm, open spaces, and minimal noise/traffic just to name a few. My sister also lives in West Newbury and I am particularly fearful that this will be even more detrimental to her because her house is situated adjacent to where the opening to the new development would be. Essentially I feel that this is a terrible idea and I really hope you consider my comments.

Best,

Meghan

Town Manager

From: Melissa D'Alessandro [REDACTED]
Sent: Saturday, May 9, 2020 8:44 PM
To: Town Manager
Subject: concern re:152 unit construction in W.Newbury

Dear Anugs Jennings,

I have been a resident of West Newbury for 9 years now and I have loved every minute of it. My husband and I moved here from Wakefield, MA to escape the hustle and bustle of suburbia and the houses on top of houses without any land. By pushing through this 152 unit development in the middle of the night, at the last hour, it shows the fear that those behind this project obviously have in regards to the residents of the wonderful town of West Newbury.

At this point, my concerns go beyond just the negative impact on the beauty of West Newbury and into a town that already (basically) has a year long water restriction plan and where water rates have gone up at least 4-5 times in the 9 years I have been in this town. Also, with close to a \$100 million dollar new school(s) planned and established based on the current structure of it's towns, it seems financially irresponsible to increase a town's population by over 10%, and therefore makes a \$100M school(s) obsolete before they have a chance to flourish and build strategically over time. Furthermore, this will put a strain on the traffic patterns on 113 and cost the taxpayers more in traffic lights and public safety needs.

These are my concerns and I hope you can understand the West Newbury pushback, as West Newbury is a town "the way it should be" and if change occurs, it should be done responsibly.

Thank you,

Melissa D'Alessandro

--

Town Manager

From: Mary Fallavollita [REDACTED]
Sent: Monday, May 11, 2020 4:51 PM
To: Selectmen; cc: Mirra, Leonard - Rep. (HOU); Town Manager
Subject: Cottages at Rolling Hills Opposition

Dear Selectmen,

I'm writing you this brief email to let you know that I am strongly opposed to the 152-unit Cottage Advisors project that has been submitted to the town for evaluation.

In my opinion, this project will permanently alter the natural beauty and rural character of the town. Please reject the proposal!

Thank you,
Mary Fallavollita
14 Parsons Rd, West Newbury, MA 01985

Town Manager

From: Matthew Foley [REDACTED]
Sent: Monday, May 11, 2020 2:00 PM
To: Town Manager
Subject: Rolling Hills project

To whom it may concern,

Strongly against the Rolling Hills project. We currently have a large development going in on Daley Dr. that is already going to cause a heavier follow to, thru and out of our small town. Not forgetting the added burden on our town services and schools.

Keep West Newbury a small town.

Sincerely

Matt Foley

Sent from [Mail](#) for Windows 10

Town Manager

From: Mark Hemingway [REDACTED]
Sent: Saturday, May 9, 2020 11:52 AM
To: Selectmen
Cc: Town Manager
Subject: Extensive Development with access at 28 Coffin, and 566 Main Street.

Honorable Board of Selectmen,

It has just come to my attention there is a request to build 152 units off Main Street and Coffin Street. I believe this will add additional unwarranted burden to the tax payers of this town. With the increase in taxes due to the new school it will add an extreme burden to the tax payers with fixed incomes.

Who is Cottage Advisors and what ties do they have to the town of West Newbury? I assume this development is just for profit for Cottage Advisors. Why does the Planning Commission have no say in the development? Isn't that why the planning board was conceived in the first place? Is there a provision for the developers to provide drinking and fire suppression water to their development? Anderson Farm development in Topsfield was required to provide a water treatment plant and distribution system within the development. Why can't that be done here? All of the sewage on the side hill of the area will run down to Indian River, what continuous monitoring will be in place to protect this watershed? Is there a provision for a wastewater plant to be maintained by the developer with a NDES discharge permit to be issued? Will the roads meet DOT specifications of construction and be wide enough to accommodate large fire apparatus to enter, set up, and fight a fire if needed? The town should not be tied to the install, maintenance, or upgrades to such a development, at a cost to the taxpayers. That includes roads, water system, waste mitigation or any other cost as the location ages.

In closing, I believe the developer should be held responsible for all costs now and in the future for this development. Not allowed to just take to money and run. I am adamantly opposed to this project. It shows complete disregard for the planned growth of the town's open land as provided for by the Planning Board. What ever happened to the 250 foot frontage rule for each building?

Yours Truly,

Mark & Marlene Hemingway
93 Stewart Street
West Newbury, MA 01985

Town Manager

From: mike welch [REDACTED]
Sent: Monday, May 11, 2020 6:10 PM
To: Town Manager
Subject: "Cottages at Rolling Hills"

RE: "Cottages at Rolling Hills".

I am very much in opposition.

Living on Main Street, very close to this development's entrance AND Coffin St, I feel that the negative impact on traffic on this already busy street will be significant.

The effect on the nearby Page Elementary School will also be negative.

And please note that there are no sidewalks that connect the Mainstreet and Coffin Street areas with the Page School.

This would cause a negative effect on our school busing as well.

Mike Welch
623 Main St
West Newbury

Town Manager

From: Patrick Gilman [REDACTED]
Sent: Saturday, May 9, 2020 5:20 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: Cottages at Rolling Hills

To All Those Concerned,

As a 20-year resident of West Newbury, I feel compelled to express my objection to the proposed development called "Cottages at Rolling Hills." I'm sure, at least I hope, that you have emails from many concerned residents so I will try to keep this short.

Plain and simply, the size and density of this development is concerning. It will tax our infrastructure, our school systems, our traffic, local wildlife, and more.

Make no mistake. I do believe that West Newbury should have more affordable housing. The development of Cottages at Rolling Hills, however, is not the solution.

Thank you for your time.

Respectfully,
Patrick Gilman
18 Bachelor Street

Town Manager

From: cmsmailer@civicplus.com on behalf of Patricia Sadler via Town of West Newbury MA
<cmsmailer@civicplus.com>
Sent: Monday, May 11, 2020 3:24 PM
To: Selectmen
Subject: Board of Selectmen

Submitted on Monday, May 11, 2020 - 3:23pm Submitted by anonymous user: 141.154.80.177 Submitted values are:

Subject: Board of Selectmen

Regarding: General Inquiry

Message: The Chapter 40 B Eligibility/Site Approval for a 152 Unit housing development has me concerned. I do not want to see this huge development site with all these new people in our small town. We are pleased to live in a small community and have already seen too much development already. I have much apprehension concerning this huge project . What about the school system?? This should NOT be approved. I am against this. It is Not in the Towns' interest to overload the traffic and schools and streets.

==Please provide the following information==

Your Name: Patricia Sadler

Your E-mail Address: [REDACTED]

Phone Number: [REDACTED]

==Address==

Street: 4 Crescent Dr.

City: West Newbury

State: Massachusetts

Zipcode: 01985

The results of this submission may be viewed at:

<https://www.wnewbury.org/node/2/submission/4344>

Town Manager

From: Pauliina Swartz [REDACTED]
Sent: Sunday, May 10, 2020 9:20 AM
To: Town Manager
Subject: We oppose Rolling Hills development

Hi Angus,

We are writing to express our opposition to the proposed Rolling Hills housing development off Coffin Street.

We believe most residents in West Newbury were drawn to live here because of our town's safety, natural beauty and open spaces. As a town leader, we urge you to preserve these essential qualities of West Newbury as you plan for our future.

We have many concerns regarding Rolling Hills including:

- *Traffic* - It is already challenging to walk and bike safely on Main Street. The location of the development would guarantee that walking and biking would be even less safe in our town
- *Scenic beauty and rural character of our town* - Rolling Hills would not only destroy one of the most beautiful streets in our town but would bring hundreds of new residents to an area with no basic services or transportation access. This type of development should not be acceptable in 2020.

While support affordable housing and would like to ensure that people from all socio-economic backgrounds can live in our town, **we strongly oppose this development**. Please communicate the voices of town residents like ours to the state's housing authorities and political leaders to ensure they stop this project.

Regards,
Pauliina and Peter Swartz
756 Main Street

Town Manager

From: Rick Dion [REDACTED]
Sent: Tuesday, May 12, 2020 7:53 AM
To: Town Manager
Subject: Cottages at Rolling Hills Housing Development

Hello,

My name is Rick Dion and I currently reside on 41 Montclair Road in West Newbury. I am writing to you out of concern for the proposed development on Coffin Street here in town.

I moved my family to West Newbury 25 years ago and we have watched the town grow during this period. While we have watched this growth with apprehension, until now, the changes have been reasonably moderate and haven't yet changed the charm which originally brought us to this community. However, the proposed development on Coffin Street has us very concerned regarding the financial impact to the town and how it will permanently impact the bucolic nature which is the attraction of West Newbury.

Please help me by voicing opposition to this development as we fear the loss of the "small town" feel of West Newbury and the impact on town services this development will incur.

Regards,
Richard P Dion
41 Montclair Road
West Newbury

Town Manager

From: Ray Tiezzi [REDACTED]
Sent: Sunday, May 10, 2020 10:24 AM
To: Selectmen
Subject: Proposed plan for Rolling Hills Project

I wish to express my displeasure with the above RHP on Coffin Street as proposed in the recent WN Coalition newsletter. As a WN citizen of over 40 years, I resent the fact that I cannot vote on this important item at a town meeting. It is , quite frankly, frightening to think of how this project will impact the town I love and have brought my family up in. I have seen first hand how large developments and apartment structures have impacted schools, municipal systems and quality of life issues in neighboring communities. West Newbury will NEVER be the same if RHP comes to our special town. Please do whatever you can to thwart this unnecessary invasion of our pocketbook and quality of life!!

Sent from my iPhone

Town Manager

From: Dougherty, Susan [REDACTED]
Sent: Saturday, May 9, 2020 1:18 PM
To: Town Manager
Subject: Coffin & Main St project

I am not in favor of the size of this property as it will influence the traffic on River Road which is where I have lived since 1978. RRoad has grown since then with many great houses. Our traffic during this pandemic has increased with bicyclers, walkers and many cars. A beautiful ride by the river. If we had more housing on Coffin it would definitely increase and be too much. The bridge has increased traffic and it has increased the sound of trucks and cars with metal bumping sounds. It is a nice area to build housing but not the size posted. Too much parking space and housing at that area. Some is good but not that much. Not a benefit to West Newbury in any way with that amount of housing. I realize our town doesn't have the ability to reign on that but please do what you can do. Thank you for all your consideration.

Susan M. Dougherty
Coldwell Banker Residential Brokerage
47 Merrimac St.
Newburyport, MA 01950

[REDACTED]

Home Staging Certified
We deeply appreciate your outstanding professionalism, insights, equanimity & dedication throughout the bittersweet process of selling our beloved country home of 30 years..you have helped us take our leave with further gratitude & serenity....Arnie & Lynn

"The Art of Real Estate" ...draw on my experience.

Relocation Specialist
Director Newburyport Board of Realtors

*I can assist you, your friends, and your family with a move from anywhere to anywhere.
Contact me for more information. Thanks!*

***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

Town Manager

From: Scott F. [REDACTED]
Sent: Monday, May 11, 2020 2:25 PM
To: Selectmen
Cc: Mirra, Leonard - Rep. (HOU); Town Manager
Subject: Cottages @ Rolling Hills Opposition

Dear Selectmen,

I'm writing you this brief email to let you know that I am strongly opposed to the 152-unit Cottage Advisors project that has been submitted to the town for evaluation.

In my opinion, this project will permanently alter the natural beauty and rural character of the town. Please reject the proposal!

Thank you,

Scott Fallavollita
14 Parsons Rd.

Town Manager

From: Stephen Palenscar [REDACTED]
Sent: Monday, May 11, 2020 1:30 PM
To: Town Manager
Subject: Rolling Hills Housing Development

To: West Newbury Town Manager / Angus Jennings

RE: Rolling Hills Housing Development @ Coffin/Main

Many existing residents of West Newbury are very concerned about the planned Rolling Hills Housing Development that has been proposed by Cottage Advisors MA LLC. We, like many others, moved to West Newbury to experience the calm and beauty of rural town living rather than the more hectic life as found in neighboring cities and towns.

The proposed development of 152 housing units, with 638 parking spaces, is going to change the whole character of our town as well as adding a major tax increase for those of us already residing here. Even considering an average of only three occupants in each unit, this would result in an increase in the town's population by 10 percent (10%). We also need to consider the burden that will be put on our school system and, considering the plans for renovations to the Pace School and the new Middle School / High School, we will be getting taxed out of our own town. We need not forget to consider the cost of infrastructure to our streets and sidewalks. If you would take a drive down Coffin Street, you will see that it is barely a two lane road country road not suitable for heavy traffic.

We are sure that you will take these thoughts into consideration when negotiating with Mass Housing. We deserve to have some say as to how our town will be restructured if this goes through.

Thank You,

Stephen G. Palenscar
Christine Robicheau
12 Ridgeway Circle
West Newbury, MA 01985

[REDACTED]

Town Manager

From: Steve & Merri Sarkissian [REDACTED]
Sent: Sunday, May 10, 2020 5:54 PM
To: Town Manager
Subject: Rolling Hills

Mr. Jennings,

As I looked at the proposed development off Coffin St I was literally shocked at the size, scope, and impact that would have on the town and neighborhood. I have spent my entire adult life in residential construction so I am very rarely opposed to new development. But this one does not fit the character of this town at all. I don't need to list all the specific reasons; they have been adequately addressed already. But I ask that you use your influence to defeat or seriously limit the scope of this project.

Thank you

Sincerely

Steve and Merri Sarkissian

602 Main St

Town Manager

From: Rebecca Shafir [REDACTED]
Sent: Monday, May 11, 2020 5:05 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: Affordable Housing in West Newbury

5/11/2020

Gentlemen,

We are not in favor of affordable housing in West Newbury. A 152- unit housing development in West Newbury will create a substantial burden on the town's well-being. The increased housing will add a burden to schools. Over population and increased traffic will add pollution and will destroy the natural habitat. There will be substantial increases in real estate taxes that are already very high. Pandemic and pandemic-like events call for a decrease of the density of the population, not an increase. We moved to West Newbury for the beauty and peace and quiet not easily found elsewhere. West Newbury is jewel of a town just the way it is.

Sincerely,

Samson and Rebecca Shafir

61 Turkey Hill Road

West Newbury, MA

Town Manager

From: [REDACTED]
Sent: Sunday, May 10, 2020 7:59 PM
To: Selectmen
Subject: Cottage at Rolling Hills

Hi team,

I want to express my concerns about the size of this development. I am a resident of River Road, and also a developer myself. I see why this project is appealing to Chip and to the state, however, the unit count is excessive.

I realize growth in our town is important, and inevitable, so I don't contest that. I do contest the density of this project. If the project were half the size it would seem more suitable for the town and the land.

Thank you for your time and consideration.

Ted Ammon
101 River Road

Town Manager

From: Tracy Dewar [REDACTED]
Sent: Sunday, May 10, 2020 11:55 AM
To: Town Manager
Subject: West Newbury

I would like to ask that the proposed development of 152 new homes in West Newbury be taken off the table. My husband's family built their home in West Newbury 49 years ago and are still here. They stayed in West Newbury because it is quite, not busy and the schools are not over crowded. My husband and I moved our family to West Newbury for the same reasons. We love the quiet streets and the open fields and that our three boys are in schools that are not cramped and over crowded. Please reconsider the building of an additional 152 houses in this area.

Thank you,
Tracy Dewar

Town Manager

From: Tom and Beth D [REDACTED]
Sent: Sunday, May 10, 2020 5:56 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: Cottages at Rolling Hills

Gentlemen,

We have been residents of West Newbury since 1973 and have enjoyed living in our small town community. All of our four children attended the Page School and Pentucket Regional Schools. Because of the quality of their education, they all went on to graduate from excellent four year colleges.

We believe it is essential to be environmentally sensitive to our surroundings and as such, support Mass. Audubon Society and the Essex Green Belt Association. We, like many of our neighbors, enthusiastically took advantage of the Town's residential electric solar panel program. We have been supporters of the Town's purchase of open land as it is crucial to the West Newbury wildlife's survival.

The Cottages at Rolling Hills is an affront to the essence of West Newbury. For the almighty dollar, this developer is attempting to use the excuse of providing some affordable housing to circumvent the Town's core values. A 152 unit housing development on seventy one acres is too much, too quickly. West Newbury's soil is principally glacial clay which does not drain well and requires expensive leaching fields. Our Town does not have a sewer system and each home must provide their own environmentally approved system. In the near future the Cottages at Rolling Hills' leaching fields will need to be updated. Jamming this many residences in this small area will not afford these homes the ability to construct new leaching fields. Who will pay for these anticipated and expensive costs? The property drains into the Merrimack River.

This project will increase the Town's population by 10%, creating a major burden on the school system, straining the West Newbury water system and reducing wildlife habitat.

We adamantly oppose the proposed development!

Thomas and Elizabeth DiGiuseppe
327 Middle Street
West Newbury, MA 01985

Sent from my iPad

Cindy Foote
One Poorhouse Lane
West Newbury, MA 01985



May 11, 2020

To the West Newbury Board of Selectmen,

As the Myopia Hunt has been planning its spring and fall fixtures and other hunt activities, we became aware of the pending sale and possible development of the land at 28 Coffin Street. The hunt had been planning to use that route, from Mill Pond to Long Hill Apple Orchard and back. Unfortunately, Myopia learned from John Beaucher, Trustee that the developer did not want anyone to access the property due to his purchase and sale agreement.

Myopia Hunt has been graciously using lands in West Newbury for over 100 years and is an integral part of the rural nature of the community. This 75-year-old route through the northern portion of the town is one that is regularly used each fall for a traditional hunt outing and is also used during the spring cubbing season. Without the Beaucher property link, this route can no longer exist, as it connects Riverbend and the Chanania's, Mullen's and Scott's property to the east of Coffin Street through to Riverrun, the Driscoll's, Grew's, Fusco's and Long Hill on the west side of Coffin Street. Along with other development pressures in West Newbury, it is a shame that the town does not seem to value it's rural heritage and nature. Many town residents enjoy watching the hunt pass through each season and support the hunt through riding with it, giving the traditional hunt teas, becoming active members and giving permission to cross their land. Indeed, if it were not for the foresight of past members Mary Lee and Jerry Mahoney, the town might not have purchased the Cardinal Cushing Academy lands, now the Page School and adjacent Pipestave Hill/Mill Pond areas.

As the town considers the questions and impact of this possible development, we ask that a trail easement or other access, not just on a public road, to allow both the town's people and the Myopia Hunt access be under consideration.

Thank you,

Cindy Foote

Paper copy to follow

Town Manager

From: Todd Hughey [REDACTED]
Sent: Monday, May 11, 2020 3:46 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.mirra@mahouse.gov
Subject: Coffin Street Development concerns

To whom it may concern,

I would like to formally voice my concerns over this project and opposition against it. I have tremendous concerns over what the immediate jump in population will do, increase the traffic, etc. This is not something that should proceed without a formal town vote, or at all based on the research I have done.

-Todd Hughey

Town Manager

From: Phyllis Nolan [REDACTED]
Sent: Tuesday, May 12, 2020 7:17 PM
To: Town Manager
Subject: rolling hills

We are against this project. The scale is too large. Even at half the proposed houses it will still has a major negative impact on the town.

Peter and Phyllis Nolan

Town Manager

From: Tom Flaherty [REDACTED]
Sent: Tuesday, May 12, 2020 7:50 PM
To: Town Manager
Subject: Cottage Advisors

- a. we have to realize that this 'development' (pardon the pun) is our fault as a town; we do not have adequate 'affordable housing units' and 40B is a reality; it is also true that there would be many professional adults, retired couples, young families, etc that would add to our town; and of course, the additional 38 affordable units would be a plus in reaching the state mandate of 10% ();
- b. it is upsetting that the director of Cottage Advisors is seeking this project; we allowed him to do two projects (River Hill + Drake Landing) that 'fit' our community; this project clearly does not 'fit' our community and he is taking advantage of our town;
- c. having said that, we probably will have to accept the state's decision when they deny our zoning board of appeals probable decision to deny the project;
- d. so.....if the above occurs, we must work as hard as possible in making the project as appropriate for our town as possible: the issues are obvious:
 1. a 10% increase in a small town of 4500 people is unacceptable;
 2. the substantial increase in water use for our already limited water availability is a big problem;
 3. no matter the direction, the increase in town traffic will be a reality
- e. we must make every effort to make the probable project as favorable to our town as possible

respectfully,
tom flaherty
460 main st
C

Town Manager

From: Tim Kelleher [REDACTED]
Sent: Tuesday, May 12, 2020 4:11 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: Proposed Development in West Newbury -152 Units

To whom it may concern

My name is Tim Kelleher and I have lived in West Newbury for over 20 years. I live on Main St, just down from where the 566 Main Street/ Coffin Street project is proposed. I wanted to register my concern with this massive housing project.

- Traffic on Main Street is already very busy. Many mornings it takes several minutes just to pull out of my driveway as I wait for an opening of cars coming from either direction.
- My kids bike on these roads and my wife runs on them nearly every morning. The additional cars will make those activities much more dangerous.
- What is being proposed will increase the population of our town by 10% but will be consolidated into an area equal to 1% of the total space.
- West Newbury often has water restrictions in place. This new development will increase demand by an estimated 14% and will create a large increase in the cost for town water for everyone.
- And if all these were not enough, the addition of these homes is estimated to increase my taxes.

I understand that growth for our town may be inevitable, but there are certainly more responsible, measured ways to grow. We, as a town have not been given a voice in this development despite the impact it will have on all our lives. I stand against this development and hope you will as well.

Thank you,
Tim Kelleher
555 Main Street
West Newbury, MA 01985

Town Manager

From: [REDACTED]
Sent: Tuesday, May 12, 2020 1:18 PM
To: Selectmen
Subject: 40B Development

Gentlemen:

As someone mentioned, the water restriction signs are already up. I do not think the town's water supply will support this kind of development without drastically impacting the rest of the town.

Traffic on 113 (and Bridge Street) can already be heavy, especially at commuting times. Adding 638 cars or more would be a major traffic impact.

The town's infrastructure would be immensely impacted by a development this size to the detriment of current residents. Much smaller incremental development, if necessary, makes much more sense.

I do not support this development.

Thank you,

Winthrop Ashworth

40 Bridge Street