

Town Manager

From: Brian Theroux [REDACTED]
Sent: Wednesday, May 13, 2020 1:43 PM
To: selectman@wnewbury.org; Town Manager
Cc: Bruce.Tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: Proposed Plan for The Cottages At Rolling Hills

To whom it may concern,

I would like to take a minute of your time to express my very serious concerns about the proposed plan for the *Cottages at Rolling Hills* in the town of West Newbury.

My wife and I moved to the town of West Newbury two years ago. It was like a dream come true. We are a couple in our mid-40s from blue collar middle class families and we never imagined that we would be able to afford a home in such a beautiful rural town but we had worked hard and were patient. After searching for almost three years we fell into a situation with an older couple that was ready to move on after living in West Newbury for 35 years, everything worked out well and we were able to move here. We couldn't be happier. In a fast moving world that is constantly changing and growing West Newbury is a tiny part of the state that holds onto the small town feel, attitude, and charm that so many north shore towns are losing.

We understand that there will always be a desire to continue to grow as a society and that affordable housing is more important now than ever, however it is imperative that the growth should happen slowly and with caution. We like to quote the old adage "be not afraid of growing slowly, be only afraid of standing still." Growth in any community should not be at the expense of the character of the community. Growth should come naturally and slowly and with the support of the community members. It should also strengthen and accent the community in such a way that is noticed but feels as if it was always an integral part of the community. The proposal for the *Cottages at Rolling Hills* does none of that.

I am aware that these things in the world are much bigger than me and involve amounts of money exchanged between people that I will never comprehend but I implore you all as leaders in our town, state, and society to move forward with caution and listen closely to the people you represent, your decisions will determine what the future of our community forever looks like. Please consider any options to stop the proposed development of *Cottages at Rolling Hills* in West Newbury, MA. Thank you for your time and attention.

Sincerely,

West Newbury, MA residents

Brian and Audra Theroux

Town Manager

From: [REDACTED]
Sent: Wednesday, May 13, 2020 9:59 AM
To: selectman@wnewbury.org
Cc: Town Manager; leonard.mirra@mahouse.gov
Subject: Please help us protect West Newbury.

I am writing this email in response to the proposed 152 unit Rolling Hills development in West Newbury by Cottage Advisors MA, LLC. I find it ironic that they call it "Rolling Hills" because that is one of the reasons my family moved to West Newbury 16 years ago...for it's rolling hills in the absence of urban sprawl housing. Yes, we need more affordable housing. We all agree on that. Adding another profit generating 116 units to this project is just another example of this developers overzealous ambitions. This company has already been able to skirt our bylaws for zoning with its other 2 projects in our town. It is just not fair. It is an affront on our protected bylaw to "preserve the peace and tranquility" of our community. We need a plan, as shared by one our neighbors, that is of scale, scope and density to meet the needs of affordable housing, while balancing environmental, traffic, safety, services and water needs of the town. Let's all work together to save our rolling hills and come up with a plan that is better suited for our cherished West Newbury community.

Sent from my iPhone

Town Manager

From: David Knight [REDACTED]
Sent: Wednesday, May 13, 2020 10:38 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.mirra@mahouse.gov; contactus@wn-nc.com
Subject: Proposed Cottages at Rolling Hills, community input

May 13, 2020

To West Newbury Town Manager, West Newbury Board of Selectmen, Senator Bruce Tarr and Representative Lenny Mirra, West Newbury Neighborhood Coalition

I am writing this letter to express my concern regarding the proposed housing development in West Newbury referred to as Rolling Hills with access addresses of 566 Main Street and 28 Coffin Street. I am concerned with the impact that a housing project of this size will have on West Newbury, with regards to increase in traffic and the increased wear and tear on the adjacent side roads as well as Main Street, the added demand on the water supply, the increase of students to the school system to mention a few.

A bit about myself. My wife and I have lived here for approximately 30 years. We raised our children here and they attended the local schools and were involved in local scouting, church and other community organizations and events.

I grew up in Newburyport and spent my childhood in the 60's bicycling the back roads, hiking the fields and forests and fishing the ponds and streams of West Newbury a town that at that time was largely a farming community. I loved West Newbury and hoped to one day own a home here. The opportunity came when we found a house listed in our price range. The house had not been occupied for a while as it was part of an estate sale. It had been a very rainy spring and along with the leaky roof the cellar had filled with water knocking out the furnace and hot water heater. Well after a couple of months of hard work we were able to make the house habitable and were able to move in in time for the start of the school year. After we were living here for a while, we learned that our house is located on the site of the former number 2 school house. This was the school that my Grandmother along with her siblings had attended for grades 1-9 as they lived on the family dairy farm next to All Saints Church.

My first concern is for the abutters to the property. There will be a steady convoy of trucks during the project. First there will be the logging trucks and skidders used to clear the trees and forest. This will be followed by the earth moving equipment. The topsoil will be stripped as it generally has a high resale value. Earthmovers and bull dozers will then re-contour the topography to fit the layout of the project. Trucks carrying forms for the foundations followed by cement trucks will be next. Boom trucks carrying lumber sheet rock and roofing will make multiple deliveries per each structure. Nearing the end of the project, the asphalt trucks and trucks carrying sod and shrubbery will make their deliveries. Some of these trucks may weigh as much as 50, 60 or 70 thousand pounds and more, Main street can handle the weight but what about Coffin Street.

I am familiar with the process as I am a neighbor to one of these projects of a few years back. Every morning 6 days a week at the stroke 7:AM the diesel engines would fire up and run throughout the day. They did try to mitigate the dust but just the same the house, cars and gardens became covered in dust. We effectively lost two summers to the use of our back yard due to the noise and dust. When construction of the buildings started there was trash that would blow on to our property consisting of scraps of house wrap, scraps of insulation, roof shingle packaging and other packaging. While the property was being developed and before it was

occupied, we would occasionally see vehicles leaving the site late at night raising security concerns as to who was back there, what had they been up to and whoever it was they now had easy access to our back yard and tool sheds.

The neighborhood has changed. The increase in traffic is not only residents auto traffic but there is now a steady stream of delivery vehicles, Mail, UPS, Fedex, Peapod, Staples and so on. Landscapers appliance repair and furniture delivery also add to the traffic as well as the snow removal process in the winter. Piles of snow at the entrance also create visibility problems when attempting to enter Main Street.

Once the Rolling Hills project is completed how much of the traffic is going to use Coffin Street and River road. Access to 495 is across the Rocks village bridge at the end of River Road. Those that commute to work down 495, go shopping at the Loop in Methuen or the Rockingham Mall, teenagers who have their drivers licenses and want to visit their friends and classmates in Merrimac, families headed up to New Hampshire on Route 93 to go skiing and on summer vacation will all be tempted to use Coffin Street and River Road as this is the shortest route to the Rocks village bridge and beyond.

Coffin Street and River Road are two old back country roads that were never designed to carry commuter traffic. How long before these roads need to be repaved due to the increase in traffic. Perhaps repaving will not be enough, maybe the substructure of the roadway will need to be replaced before repaving, perhaps the road will need to be widened, possibly a traffic light at the end of River Road where it intersects with bridge road at the approach to the Rocks Village Bridge will be needed.

We only must look to Story Avenue in Newburyport for a preview of what may happen here. If I recall correctly housing projects were built without adequate supporting infrastructure. The taxpayers had to pick up the cost of upgrading water and sewer lines after the developer was long gone.

My point is that a lot of residents have invested a lot of time and money in this community to make it their home. A development of this size is going to have a significant impact on the residents of West Newbury, some from the inconvenience caused by the construction, some by the increased traffic in their neighborhood but all of us will be affected by the strain it will put on municipal budgets, especially those of us nearing retirement and fixed incomes. The developer can complete his project wipe his hands and walk away with the residents left to deal with the aftermath. The residents of West Newbury should have a say in determining the future of their home. This is supposed to be the essence small town New England.

Thank you,

David Knight

835 Main Street

West Newbury Ma

Town Manager

From: Donna Pallone [REDACTED]
Sent: Wednesday, May 13, 2020 9:28 AM
To: Town Manager
Subject: Rolling Hills development

Dear Town Manager,

I would like to enter my concerns for the proposed Rolling Hills development of 152 houses on Coffin St. and Main St. I feel this would negatively impact the beauty and small town feel of West Newbury. It would also greatly strain our town budget, water supply, and school system, causing an increase to taxpayers that would not get balance out with this new development. I am not against new development in town, nor 40B housing, if it retains the rural character of West Newbury, but this one doesn't even come close. This development could compliment our town if the number of units was greatly reduced (to at least half of the proposed units) to be more in keeping with the openness and rural character of West Newbury. Please consider my concerns when approving this project.

Sincerely,

Mrs. John Pallone
7 twig Rush Lane
West Newbury, MA
Sent from [Mail](#) for Windows 10

Town Manager

From: Jacqui Bleczinski [REDACTED]
Sent: Wednesday, May 13, 2020 7:29 AM
To: Town Manager
Cc: Donald Doak; E; M Ricci
Subject: Re: Follow-up Question

Hi Angus,

This does help.

Thanks again!
Jacqui

Sent from my iPhone

On May 12, 2020, at 7:59 PM, Town Manager <townmanager@wnewbury.org> wrote:

Hi,

As you know he has not yet applied locally. MHP, in its Project Eligibility Letter, could include a condition stipulating that the proposal not exceed the "large project" threshold, but whether it does or doesn't do so isn't really material, since that regulation does apply regardless. The developer could apply for a 40B comp permit (as opposed to the PEL currently sought) for more than the large project threshold, but yes this could be denied, and such denial could not be appealed to the HAC. So this would be a surprising (and unexpected, and somewhat inexplicable) tactic by the developer.

What the ZBA would consider would be any comp permit application filed locally; what has been submitted to MHP is not formally before the town in any regulatory capacity.

The "clock" for the local permitting process would begin upon filing of a 40B comp permit application (again, not the MHP process now underway). This is a 180-day process, unless extended with the advance written assent of the developer. This is part of what makes the PEL process so important, as this helps to identify the issues that need to be studied in detail at the permitting stage, since 180 days can pass quickly.

Hope this helps,
Angus

Angus Jennings, Town Manager
Town of West Newbury
Town Office Building
381 Main Street
West Newbury, MA 01985
(978) 363-1100 x111
townmanager@wnewbury.org

From: Jacqui Bleczinski [REDACTED]
Sent: Tuesday, May 12, 2020 12:22 PM

To: Town Manager <townmanager@wnewbury.org>

Cc: Donald Doak [REDACTED] E [REDACTED] M Ricci [REDACTED]

Subject: Follow-up Question

Hello Angus,

Thank you again for your time today, we truly appreciate it.

As a follow up; once the developer knows that the Town will be taking the large scale plan position, what are his options? Can he correct the application? Would he need to resubmit, and would that start the clock over again? And lastly, if denied, he cannot appeal correct?

Thanks again,
Jacqui Bleczinski

Joel D. Butler 375 Main Street West Newbury, MA 01985 [REDACTED]
[REDACTED]

May 13, 2020

David Archibald, Chairman
Board of Selectmen
381 Main Street
West Newbury, MA 01985

Dear Sirs:

I am proud to be a 41 year resident of West Newbury. When I heard about the newest proposed 40B development at 566 Main Street I was truly appalled. Finding out that the proposal is for 152 units is shocking. The immense size and density is totally out of character for our town.

This Cottage Advisors outfit has truly become a scourge to our town. I felt sad that the Whetstone project was built on such a beautiful swath of open farmland but was reasonable in size. I am an abutter to the Daley property "Drakes Landing" which I derisively refer to as "Daley City". This is an abomination of density. The volume of construction truck traffic in and out of that site for the past two years has been quite unbelievable. It is inconceivable how this new project could forever alter the overall character of our town which so many of us citizens and taxpayers value so highly.

I have chosen West Newbury as my permanent home because I love the peace and tranquility of our town and its open space, trails and rural character. I have raised a family here, endured high taxes, voted for overrides to invest in our town infrastructure and to purchase valuable open space. This project makes me feel like my town is being stolen from me by a greedy outside developer.

Common sense tells me that such a huge development will over burden every town resource and will cause irreversible harm. Our water system can barely support our current needs. This will overstress every one of our town departments and public services.

I urge that every town official, department and committee do everything possible to defeat this project and rescue West Newbury before our very souls are stolen from us.

Sincerely,
Joel Butler

Town Manager

From: Joanne Gay [REDACTED]
Sent: Wednesday, May 13, 2020 9:29 AM
To: Selectmen
Subject: New Development in WN

I don't normally write to elected officials, but I am making an exception in this case. I am strongly opposed to putting a 152 unit development on Coffin Street. This development is too large for West Newbury, and to put it on a small, windy road such as Coffin Street could be truly hazardous to motorists, pedestrians and cyclists. It will tax town services beyond their limit in many respects, such as water, roads and the school system. I can't imagine an extra 300 cars (approximately) traveling Coffin Street, River Road and Main Street every day. This could also mean extra classrooms needed in possibly every grade, and could tax the town water supply.

I could see a smaller development on the site, with more sensitivity to the impact of that number on the community. I would also like to see low-income housing included in the plan. But a development of 152 units could be devastating to West Newbury for years to come.

Yours truly,
Joanne Gay
48 Way to the RiverWest Newbury, MA
[REDACTED]

Town Manager

From: Jeff Hogan [REDACTED]
Sent: Wednesday, May 13, 2020 10:32 PM
To: Selectmen; Town Manager; bruce.tarr@masenate.gov; leonard.mirra@mahouse.gov
Subject: Re: Cottage Advisors development/West Newbury, MA

To Whom It May Concern,

An unlikely opening, given those who are most likely concerned are evidently deprived the right of free expression.....

Cottage Advisors, whoever they are and wherever they reside, have clearly targeted a small, semi-rural town for the purpose of gross profit, presumably in concert with property owners who evidently share that objective. These entities demonstrate no concern for the impact on the area they have targeted, only for their individual gain.

I have spent most of my adult life professionally and residentially in West Newbury. Settling here was a sobering decision as it represented a considerable financial stretch thirty five years ago. It remains so today. While many peers have been retired for more than a decade, I continue to work **to afford living in the town**. I could not afford to live in my own house without income additional to a modest municipal pension. It is commonly known that any construction fails to carry its own weight in terms of tax burdens. In other words, every citizen -- every TAXPAYER -- in a town subsidizes the arrival of new construction. Together with the possibly ill-advised decision to undertake a multimillion dollar school construction project, many senior residents will face the devastating prospect of being **forced from their homes**. For what? To line the pockets of people who will contribute NOTHING to the town! Shame on them -- and on anyone who would countenance such a proposition.

Our society is ostensibly based on the exercise of personal liberty. The Town Meeting is the historic bedrock of that proposition. The prospect of **the will of the people** being run roughshod amazes and disgusts me. How would Cottage Advisors react to the Town in general meeting deciding to levy a general tax of 100% on their profits? Would they persist in gracing our town with their eyesore under those conditions? Would they not demand their RIGHT to have their concern heard at TOWN MEETING (assuming they were actually RESIDENT and TAXPAYERS -- contributors rather than exploiters)? As I recall, it was the issue of representation or lack thereof that got a larger ball rolling.

Change is inevitable. Growth is inevitable -- except when it is not. The Town has grown in many ways over the years. Some of that growth I with many others mourn just as some has served to enrich our lives. But ALL has been undertaken in the spirit of open meeting/open voting. Not so long ago, the very parcel under question now was overwhelmingly defended from pure-profit encroachment. The present proposal reeks of retribution. A town that dared to defy a profiteer was bound to "have it stuck to 'em".

Whatever the particulars of the situation, it should be abundantly obvious that *something* will take place. In the way of things, there is a fairness to that, even. Thoughtful development can well operate within the natural growth pattern of any town. But ONE HUNDRED FIFTY TWO additional units?!? At least unnatural, if not obscene.

My sentiments are just that, of course -- sentimental. Nonetheless, I feel they deserve a hearing -- here, at least, since my legal right to speak publically as a citizen and taxpayer is evidently denied. By contrast, I leave to others with more technical understanding than I possess the task of citing the serious and arguably ILLEGAL not to mention irreparable effects the proposed development would have environmentally.

If you have not hit DELETE already, thank you for your attention.

Jeff Hogan
74 Main Street
West Newbury, MA

Sent from Windows Mail

Town Manager

From: Karan Lane [REDACTED]
Sent: Wednesday, May 13, 2020 12:28 PM
To: Selectmen; Town Manager
Subject: Concerned about overgrowth of our beautiful town

Dear Selectmen and Town Management:

We are voicing our concerns regarding the pending Cottage Advisors housing project off Coffin and Main Street. We are all for affordable housing and town growth, although a project this size and magnitude will certainly put a strain on police, schools, traffic and change the character of our beautiful town. Please limit the size of this project.

Thank you,
Karan Lane
8 Parsons Rd, West Newbury, MA 01985
West Newbury Resident for 33 years

Town Manager

From: [REDACTED]
Sent: Wednesday, May 13, 2020 6:07 PM
To: Selectmen; Town Manager; bruce.tarr@masenate.gov; leonard.mirra@mahouse.gov
Subject: Objection to housing plan in West Newbury

As a resident and taxpayer in West Newbury for 35 years, I want to register my strong concerns about the housing plan submitted by Cottage Advisors MA for 152 units at the east end of Main Street. While there is a need for affordable housing, the addition of 116 housing units plus the 36 affordable housing units is excessive for our small town. Moreover, the lots are very small. It appears that the developer is taking advantage of the state's 40B program to override our own zoning regulations. While 40B may permit this higher density, it is out of character for our small, rural town, where most plots in that area are much larger. Isn't conformance with town character one of the stipulations that need to be considered? Why can't there be a more thoughtful process that involves town citizens and considers all the many ways in which this could impact us (more traffic, pressure on water supply, impact on wildlife and habitat, taxes, etc.)? It feels unfair that town residents are unable to be part of the decision-making process about projects like this that will affect our pocketbooks and our lifestyle. Why is priority being given to out-of-town developers whose primary motive is profit versus addressing the concerns of local citizens who have to live with these decisions?

Thank you,
Lois

Lois Sekerak Hogan, Ph.D.
74 Main Street
West Newbury, MA 01985
Mobile: [REDACTED]
[REDACTED]

Town Manager

From: Linda [REDACTED]
Sent: Wednesday, May 13, 2020 4:38 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov
Subject: Comments - Against Proposed 40B Coffin St Development West Newbury

Dear Selectmen, Town Manager and Senator Tarr:

I have been a resident of West Newbury for 18 years and I bought property there because I loved the small town feel that permeated all aspects of daily life in the community. I believe that many if not most of the residents live here for that reason – if we wanted a more urban, cosmopolitan lifestyle and were content to live in a more crowded and busy metropolis we would probably live in Newburyport or one of the many other very crowded and densely populated areas that abound on the North Shore, i.e. Malden, Salem, Lynnfield, Peabody, Danvers, etc.

The proposed project is one which will impact the community with regards to increased traffic on narrow, curvy roads that connect to commuter routes; stormwater runoff and potential impacts on private well water; demands on town finances and services. The increased traffic and additional residents will change the quiet and more relaxed way of life that is an integral part of the charm of West Newbury.

Once a parcel of natural land has been developed it's very unlikely that it will revert to nature again in our, our children's or grandchildren's lifetimes, if ever. Those places on our Earth where Nature abounds are where we can experience peace, solace and contentment. Decisions such as this should never be taken lightly or based solely on monetary gain.

Linda S Jenson

West Newbury, MA

Town Manager

From: Marie Drewry [REDACTED]
Sent: Wednesday, May 13, 2020 7:56 PM
To: selectman@wnewbury.org; Town Manager
Subject: 40B Coffin St. Application

RE: The 40B application for 28 Coffin Street in West Newbury

Has West Newbury, over the last 12 months or so, been showing an effort to have more affordable housing. I think the answer is yes, with the other properties recently built (River Hill and Drakes Landing) doesn't that bring us closer to the 10% goal? Is that a defense for this application? Is there a plan for other affordable housing? If we can show we're trying, couldn't that help us not get this passed?

Here are some bullet points/concerns we'd like to mention.....

- *Isn't part of 40B's intent is to have properties on transit/bus lines - there's no bus routes in this town.
- *The demand for water alone (increase of 14%) will not be sufficient to handle what will be needed. It will increase everyone's water bills significantly. Destroy the water table!
- *Coffin Street is too narrow with no sidewalks and with the increase in traffic it would be a safety issue. Lots of curves and very dark at night - not many street lights. Nor do we want a lot of them. It's a country road and why we moved into this town. Many folks ride their horses on this road and along the river.
- *If proposal goes through, Coffin St would have to be widened. There are currently no sidewalks.
- *If Sidewalks installed (in addition to widening the street). One side of the street has a water gully - so I assume piping would have to be done under the sidewalk? (Huge expense)
- *40B was initiated to give lower income folks access to housing in any town. Totally agree, though not sure this huge development is the answer. It goes against what this town is all about - large lots, country roads, rural peaceful area.
- *The scale of this project is much too large and doesn't fit in with the town's rural character and normal lot sizes. It appears we keep having the size of our lots diminished - it used to be a minimum of an acre (with average being 5 acres) - these proposed lots aren't even a half acre.
- *This one proposal is huge in size and so against what the rest of our town looks like.
- *It'll burden the town with the add'l resources needed for all town services, the schools, and water needs.
- *Doesn't seem right that a company, because they're putting in some affordable housing units in, gets a free pass to do whatever they want, and not have to conform to what regular contractors have for restrictions. It's just not right!

Marie & Tom Drewry
11 Coffin Street
West Newbury

Town Manager

From: Margaret Goncalves [REDACTED]
Sent: Wednesday, May 13, 2020 4:21 PM
To: Selectmen; Town Manager; bruce.tarr@masenate.gov; leonard.mirra@mahouse.gov
Subject: Re: Proposed Cottages at Rolling Hills West Newbury

To Whom It May Concern,

My name is Margaret Goncalves and I live at 177 River Rd, West Newbury, MA 01985. I am writing to express my concerns over the proposed Cottages at Rolling Hills located off of Main Street and Coffin Street in West Newbury MA. I am concerned that the size of this proposed development along with the large number of new residents it would bring is much to large for West Newbury.

The increase in residents would directly increase the amount of car traffic on my street where many children, families, and others walk, ride bikes and birdwatch. This could be dangerous.

Also, a large, sudden increase in the town's population (10% increase) would put a major burden on the school system, as well as the town water system.

I am concerned that the addition of this proposed development would directly increase my taxes to cover the cost of the necessary expansion of town services (additional police, town office staff, sidewalks, as well as possible street widening) needed to service this proposed increase to the town's population.

Another concern of mine is the disruption to the bald eagles that nest next to my property on River Road. I am worried that the busy construction work could scare off these majestic birds and prevent them from returning and/or having offspring. I also believe the construction will have adverse effects on all of the abundant wildlife in the area.

It is my opinion that the proposed Cottages at Rolling Hills is not the right fit for West Newbury. Thank you.

Sincerely,

Margaret Goncalves

Town Manager

From: Mary Mitchell [REDACTED]
Sent: Wednesday, May 13, 2020 5:51 PM
To: Town Manager
Subject: rolling hills development

Dear Mr. Jennings,

I am writing as a concerned member of our West Newbury Community regarding the Cottages at Rolling Hills. I am concerned with the size of the development and the impact this development will have on the school systems, fast growth of population and many other areas regarding the natural beauty of our community.

I am hopeful that your voice will raise concerns regarding the size and density of the Cottages at Rolling Hills.

Sincerely,
Mary Mitchell

Town Manager

From: Michael Tranfaglia MD [REDACTED]
Sent: Wednesday, May 13, 2020 11:20 AM
To: Selectmen; Town Manager
Cc: bruce.tarr@masenate.gov; leonard.mirra@mahouse.gov
Subject: Cottages at Rolling Hills

Dear sirs,

I would like to express my adamant opposition to the proposed Rolling Hills development on Coffin St. I have no doubt that you have been flooded by overwhelming opposition to this project, and so I will not belabor the many, many negative aspects of this proposal. Suffice it to say that this is a bad idea all around for the town of West Newbury; in addition to the points already outlined by so many others, I would also note the colossally bad timing of this proposal. The economic shutdown in response to the coronavirus pandemic will certainly result in a new great depression; real estate values will inevitably collapse, supply chains will be disrupted, and it seems quite unlikely that this overly ambitious project will ever be completed. There is a serious possibility of an abandoned, half finished construction site, which would be even more of an ecological disaster than the already-horrible development being contemplated.

It would be foolish, indeed, for the Town of West Newbury to approve this proposal.

Sincerely,

Michael Tranfaglia MD
35 Way to the River
West Newbury, MA 01985

Town Manager

From: Marcos Goncalves [REDACTED]
Sent: Wednesday, May 13, 2020 4:25 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.org; Leonard.Mirra@mahouse.gov
Subject: Proposed cottages at Rolling Hills

To Whom It May Concern,

My name is Marcos Goncalves and I live at 177 River Rd, West Newbury, MA 01985. I am writing to express my concerns over the proposed Cottages at Rolling Hills located off of Main Street and Coffin Street in West Newbury MA. I am concerned that the size of this proposed development along with the large number of new residents it would bring is much to large for West Newbury.

The increase in residents would directly increase the amount of car traffic on my street where many children, families, and others walk, ride bikes and birdwatch. This could be dangerous.

Also, a large, sudden increase in the town's population (10% increase) would put a major burden on the school system, as well as the town water system.

I am concerned that the addition of this proposed development would directly increase my taxes to cover the cost of the necessary expansion of town services (additional police, town office staff, sidewalks, as well as possible street widening) needed to service this proposed increase to the town's population.

Another concern of mine is the disruption to the bald eagles that nest next to my property on River Road. I am worried that the busy construction work could scare off these majestic birds and prevent them from returning and/or having offspring. I also believe the construction will have adverse effects on all of the abundant wildlife in the area.

It is my opinion that the proposed Cottages at Rolling Hills is not the right fit for West Newbury. Thank you.

Sincerely,

Marcos Goncalves
177 River Road
West Newbury, MA 01985
[REDACTED]

Town Manager

From: Ryan McCarthy [REDACTED]
Sent: Wednesday, May 13, 2020 11:42 AM
To: selectmen@wnebury.org; Town Manager; bruce.tarr@masenate.gov; Mirra, Leonard - Rep. (HOU)
Subject: Concerns about 40B Site "Cottages at Rolling Hills"

To Whom It May Concern,

I am writing to express both concern and opposition to the 566 Main St and 28 Coffin St. proposal in West Newbury. There is clearly a need for more low income housing throughout our state and within our town. However, a for profit development company, empowered by the failures of low income policy statewide, will NOT be the driving force behind these changes in our town. So first and foremost, my wife and I oppose the underlying philosophy that a potential major change in our community is originating in the office of a for profit developer, and could be "waived" through our town's zoning and approval systems.

Furthermore, any elected official who fails to demonstrably oppose this poorly developed proposal will not only lose our vote, but we will actively campaign and support their challengers because we don't believe for profit entities create sustainable solutions and we desire representation that aligns with our views on this issue. A proposal that includes 152 units, potentially raising the population of the town by 10%, is clearly not centered in the best interests of the current residents and it's likely not driven by the best interests of the 38 low income units, it's really about the bottom line profitability of Cottage Advisors MA.

My wife and I believe that we understand the complexity of the low income housing issue. Towns like West Newbury are not creating enough supply, and we want to support mixed income proposals in West Newbury that are less dense and therefore more sustainable. We have, and will continue to support smaller scale mixed income developments as it makes our community more diverse and helps solve a persistent issue that is holding back the Commonwealth on a number of different fronts. With the amount of land available in our town, we should be able to find solutions to this issue that are smaller in scale, more sustainable and create more balanced outcomes for everyone. We hope the decision makers in charge of this process will consider our concerns and decide to reject this one sided and unsustainable proposal.

Ryan and Hayley McCarthy
35 Prospect St. West Newbury

Town Manager

From: Rosemarie McCobb [REDACTED]
Sent: Wednesday, May 13, 2020 5:35 PM
To: Selectmen; Town Manager; Leonard.Mirra@mahouse.gov
Subject: Development by Cottage Advisors, MA, LLC

To All the Above,

There are so many reasons why this developer should NOT be allowed to build this development. My husband and I worked hard to stop the Solar project due to the damage of water run-off to all of us on Coffin Street and Cortland and destroying 35 acres plus of trees. It is still very important in the project we are against today.

A 152 units to be built which will be increasing the traffic, create a town water crisis, increase taxes for all residents, burden School System to name a few big problems is an unbelievable situation.

For the people who live on Coffin Street and Cortland, we are destroying not only the 75 + acres, but putting all the houses currently on Coffin and Cortland at risk for water problems. I have seven acres which borders Coffin and the water I get from the run-off is now eating the sides of the street so no one can park on Coffin Street. I also get water run-off from the Page School and Main Street so much so that only two acres of our property is buildable.

Please think about what you are doing to this wonderful town if you approve this project. The residents of West Newbury have a right to be involved in this project and we vote NO.

Sincerely

Rosemarie McCobb
65 Coffin Street

Town Manager

From: Rose Vetere [REDACTED]
Sent: Wednesday, May 13, 2020 10:10 AM
To: Town Manager
Subject: Re: Coffin Street Site Walk

Thank you for your reply. I can only hope that this does not go further than site eligibility.

Rose Vetere

Sent from my iPad

> On May 12, 2020, at 7:53 PM, Town Manager <townmanager@wnewbury.org> wrote:

>

> The developer, who has site control, will not allow public participation in the site walk. As is, it is proving very difficult to keep attendance at/below 10 per public health guidelines with only the BOS and a few town staff to attend. However another site walk is being pursued for later this month, incl. for town employees and officials who cannot participate on Friday (in part due to attendance limitations). And we will be videorecording the site walk.

>

> Your suggestion to look particularly at those locations where short setbacks are proposed is a good one, and we'll do so to the extent possible.

>

> The developer has said he would welcome a broader public access site walk if/when this reaches the permitting stage (as opposed to site eligibility), and upon easing of public health restrictions.

>

> Angus Jennings, Town Manager

> Town of West Newbury

> Town Office Building

> 381 Main Street

> West Newbury, MA 01985

> (978) 363-1100 x111

> townmanager@wnewbury.org

>

> -----Original Message-----

> From: Rose Vetere [REDACTED]

> Sent: Tuesday, May 12, 2020 10:55 AM

> To: Town Manager <townmanager@wnewbury.org>

> Subject: Coffin Street Site Walk

>

> Good morning Mr. Jennings,

>

> At last night's BoS meeting you announced a site walk of the Beaucher property and that a limited number of participants would be allowed. I asked through the chat line whether a representative of the abutters could participate in the site walk. Is this possible?

>

> Also, on your site walk could you ask to have a tour of the locations at which there will be 7.6 foot rear setbacks from property lines?

>

> Thank you.

- > Rose Vetere
- > 54 Coffin Street
- >
- > Sent from my iPad

Town Manager

From: Rita Wright [REDACTED]
Sent: Wednesday, May 13, 2020 10:29 AM
To: Town Manager; Selectmen
Subject: Cottages at Rolling Hills

Manager Jennings and Board Members:

I am writing to express my opposition to the proposed plan for the Cottages at Rolling Hills housing development.

The proposal is ridiculously excessive for the size of our town. Building a maximum of 10 - 20 expensive housing units in addition to the 38 affordable housing units is one thing, but 152 units will overwhelm our small community. The developer needs to reduce the total number of units and find alternate ways of making a profit. However, having said that, they are already profiting nicely from their other two developments in our town, Cottages at Drake's Landing and Cottages at River Hill. When will enough be enough?

While I am not in opposition to providing affordable housing, I am adamantly against a development of this size for some of these reasons:

- Taxes will increase due to an ongoing increase in town services, road widening, sidewalks, schools, etc., which may force older long-time residents out.
- Town water system will be overwhelmed - According to the West Newbury Housing Production Plan 2018-2022, "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;..."
- This huge development would severely diminish habitats of many animals, birds, and especially the Bald Eagles.
- Schools will bear the burden of an increased population, straining teacher/student ratio.
- Can a community septic system really handle that size of a development?

Having very little income at the time, my husband and I chose to build our home in this town 35 years ago. We chose West Newbury because of the open spaces and natural beauty, and I am sure that is why other residents chose our little town. We do not want our town to become just another crowded suburb.

As members of our town government, I feel you should be representing the residents' interests in protecting us from such a severe abuse of town development that adds nothing to the town but rather richly benefits only the developer.

Respectfully submitted,

Rita Wright

Town Manager

From: Scott Brennan [REDACTED]
Sent: Wednesday, May 13, 2020 7:15 PM
To: Town Manager
Subject: Proposed Cottages at Rolling Hills

We definitely need affordable housing, but we agree that the size of this development is too large and will cause too many problems as stated by the Neighborhood Coalition. Since there is no way to vote... How will our comments help?

Cindy and Scott Brennan
2 Kelly Brook Lane

Note: This email is subject to [MGL: Chapter 66, Section 10](#) Public Records Law.

Town Manager

From: [REDACTED]
Sent: Wednesday, May 13, 2020 11:06 AM
To: Selectmen
Subject: Rolling Hills Development

Dear Selectmen,

We would like to express our concern for the dense development at Rolling Hills. Our concerns are around the impact the size of this project will have on the town's character along with rapid growth, schools, traffic, and natural environment.

Thank you for this opportunity to voice our concerns.

Sharyn and Ed Dahn

Town Manager

From: Tim Allen [REDACTED]
Sent: Wednesday, May 13, 2020 1:24 PM
To: Town Manager
Subject: Rolling Hills development input

Hi Angus,

As a 20 year resident of West Newbury, I'd like to provide my input on the proposed Cottages at Rolling Hills development. When my wife and I were looking for a great place live and raise our three kids, we immediately fell in love with West Newbury. We were fortunate to buy a beautiful piece of property and build a new home, and we still love West Newbury. I am in no way adverse to expanding the housing stock and providing affordable housing options here in town, and welcoming more folks to make their homes here in town. We did the same thing, and have put three kids through the school system.

That said, the intensity and concentration of the proposed development appears to be "forced" and out of balance with the character of the town as a whole. As an observer, it looks like this development is a pure business pursuit to generate as much revenue and profit as quickly as possible by constructing franchise/cookie-cutter "cottages". It's seeking to leverage 40B as the catalyst to gain approval without a true desire to increase the available housing stock - market or affordable - or a concern for the quality of life here in town.

Growing up in Woburn and Burlington MA, I experienced much of the privately owned agricultural land and build-able land being bought up and developed into sprawling sub-divisions and apartment complexes. This rapidly changed the character of these towns. Both towns have robust commercial tax bases that afford them the ability to better deliver the services their growing populations require. West Newbury does not. As such, I am opposed to this development in its current form and believe that other more balanced solutions should be considered in order to expand housing availability here in town.

Regards,

Tim Allen
157 Crane Neck Street

Town Manager

From: Tom Beard [REDACTED]
Sent: Wednesday, May 13, 2020 9:01 AM
To: Town Manager
Subject: The Cottages at Rolling Hills

Dear Mr. Jennings,

We would like to express our concern with the proposed development known as the “Cottages at Rolling Hills”.

Obviously the density and the impact of the increase in population will put a strain and cost on Town services. And the danger is very real that the rural character of the town, and the reason that many of us choose to live here, will slide toward another bland bedroom suburb like other towns in Essex county.

Of critical concern to us is the environmental impact this project would have. The proposed plan would decimate the wetlands it traverses. Runoff from houses, lawns and roads would destroy native flora and fauna. What is now a large area of continuous habitat stretching from a Main Street almost to the River would be severely diminished.

We are hoping that this project will be rejected in its current form but even a substantially reduced re-application should be reviewed very cautiously! We enthusiastically support lower cost housing opportunities but not at the expense of natural habitat. West Newbury is a very special place and we would like for it to remain so.

Respectfully,
Tom and Chris Beard
11 Montclair Road

Town Manager

From: TIMOTHY THOMAS [REDACTED]
Sent: Wednesday, May 13, 2020 11:35 AM
To: Selectmen; Town Manager
Subject: Proposed Cottages

Selectmen and Mr. Jennings,

I am very concerned about the proposed cottages at Rolling Hills and the significant negative impact it will bring to the finances, burdening the school system, natural habitats, and destruction of the rural nature of the town.

The increased traffic on River Rd is of particular concern from a safety perspective. The road is narrow and winding and recently has become very heavily populated with walkers, bike riders, baby strollers and dog walkers brought on by covid 19 restrictions. I believe that this increased foot traffic will continue as more and more individuals discover the beauty and relative quiet of the setting. I have seen numerous close calls with traffic and pedestrians.

One of the major factors in our decision to move to West Newbury 15 years ago was the small town, rural quality of life. The Cottages at Rolling Hills will have a major deleterious impact on the very nature of our town.

Respectfully,

Tim and Melinda Thomas
87 River Rd, West Newbury

Town Manager

From: Aaron Conway [REDACTED]
Sent: Thursday, May 14, 2020 9:02 AM
To: Selectmen; Town Manager; bruce.tarr@masenate.gov; leonard.mirra@mahouse.gov
Subject: Resident Opposition to Housing Development in West Newbury

As a resident of West Newbury, I am voicing my concern over the proposed housing development called the Cottages at Rolling Hills. Masquerading as something designed to provide affordable housing, this proposed development is actually about corporate greed. Cottage Advisors, MA, is using the 40B eligibility to build a development in an area where it is not suited due to the size, and would never be allowed if it didn't have the 40B cover. This is a clear example of developers using Chapter 40B to build something in a place where it typically would not be allowed. Hopefully our town officials and government representatives will see through this sham.

I appreciate your time. I don't know all of you but I'm sure you are all intelligent people who actually care. Unfortunately, although I'm only 47, I have been around long enough to see how this will go. So here is my prediction: This development will get shot down due to the size, which the builder knew was way too large and was never going to fly, and then they'll simply reduce the number from the 152 units, to maybe 100 or 50 units, and everyone will think it's such a great compromise, and the next thing you know it will be built.

My final thought: In addition to shooting this ridiculous proposal down, take a look at the subsequent smaller revised proposal when it happens and really think about how these companies are using the 40B eligibility to enhance their profits instead of providing affordable housing in areas that can support it, with appropriate sized schools, police, fire, public transportation and open space. In reality the entire 40B has to be revisited to stop this practice. Affordable housing is required to provide affordable housing and not as a method for builders to get around traditional zone and permit requirements that everyone else has to follow in order to turn a profit.

--

Aaron Conway
2 Liberty Lane
West Newbury, MA

Town Manager

From: Cathy [REDACTED]
Sent: Thursday, May 14, 2020 12:27 PM
To: Town Manager
Subject: Rolling Hills

Good afternoon

I wish to let you know of my opposition to the scope of the project on Rolling Hills. This is too large a development for a small town of this size. We must preserve our farm community, wetlands and open space. Farming is particularly important in light of recent events.

Affordable housing is one thing but the scale of this should be about 1/4 of what is proposed.

Thanks for your consideration.

Cathy MacGilvray
West Newbury MA

Sent from my iPhone

Town Manager

From: Candace Temple [REDACTED]
Sent: Thursday, May 14, 2020 8:04 PM
To: Town Manager
Subject: Proposed 152 Housing Development

Hello,

I am a resident of West Newbury and am very concerned about the effect of the housing development of 152 houses that is being proposed for the town.

A major reason for my moving to West Newbury was for its rural character. It has been known as a town in Massachusetts for its overwhelming respect for conservation land, free space, trails and of course wildlife. This development will not only change the whole character of the town but will impact all the town services, including the Fire, Police, DPW, Water Department (with an increase need of 14% water), traffic, schools, and increased taxes.

Especially in this uncertain time with the pandemic, residents, including myself, who are retired and on fixed incomes can not afford an increase in taxes and a decrease in house value overall. I think it is unwise to proceed with this project in these uncertain times and to adversely affect the whole character of the town forever.

Thank you for your consideration.

Candace Temple
16 Daley Drive
West Newbury, MA 01985

Town Manager

From: Calli Towne [REDACTED]
Sent: Thursday, May 14, 2020 9:55 PM
To: Town Manager
Subject: Proposed Development Plan for Rolling Hills

Dear Mr. Jennings,

I am writing to implore you to work on scaling back the scope of the Rolling Hills project.

My husband and I have lived here since 2003 and I have never seen more explosive growth in our town than in the last few years. This proposed project is on another level however. I support the creation of affordable housing, but cannot understand how cramming 152 units of which only 25% would be considered affordable is good for the community.

We are facing water shortages on a regular basis. Our schools have faced budget shortfalls numerous years. The estimates provided as to the number of children who will live in this huge development are misleading. The amount of traffic generated by the scale of this development will have an impact on everyone who enjoys walking, running, and biking in our town.

Will the town consider doing more to create better planning strategies? In addition to this huge development, I learned today there will also be development at Middle and Kimball Streets. It is as if there is an insatiable need to put houses on every open piece of land that exists. It is like living in a Monopoly Game, only our quality of life is not a game.

What will you be doing to change this? I hope that there will be fair input from the tax paying citizens as to the scale of this project. It does not sound like it solves the issues surrounding affordable housing in a way that is thoughtful and meaningful.

Thank you for your time and I appreciate you hearing comments about this project.

Sincerely,
Calli Towne
17 Pleasant Street

Town Manager

From: Dana [REDACTED]
Sent: Thursday, May 14, 2020 9:30 PM
To: Town Manager; Selectmen
Subject: Comments re: proposed 28 Coffin St/566 Main St development

To the Selectmen and Town Manager:

I am writing in regards to the project proposal for 28 Coffin Street and 566 Main Street in West Newbury. I am opposed to the project as proposed for 152 units on the 75+/- acres of woodland, wetlands and fields. I have summarized below some of what I believe are major issues with the proposed project.

1. Negative impact on the schools

The developer estimates that this project would add 32 children to the population in West Newbury. I believe that this is grossly underestimated. According to census data, 44% of households in West Newbury have children therefore a conservative estimate would be 67 additional children in the community. However, since the average number of children per family is 1.9, we could estimate that there would be an additional 127 children in the community. As a parent of two children at the Page school, I can tell you that the class sizes are already maxed out at two classes per grade. Even with the conservative estimate of 67 children, this would likely require an additional teacher per grade. This would be a huge impact on the school budget.

It has been estimated that the population of school aged children in West Newbury will decrease in the future and the design and planning of the new middle school and high school were based on these declining numbers. With a dramatic increase in population in a short time period, we could be outpacing the school design before it is even constructed!

I was unable to find any requirements for 40B applicants to do a school study prior to a development, however I would strongly suggest that one be done (by an independent party) if this application is moved forward.

2. Size/density

The size and density of this project is immense for West Newbury. West Newbury has larger lots and more space (something that draws people to the town and something that many townspeople treasure). We now have three projects in town that are cluster developments (Ocean Meadow, Drakes Landing and the Cottages at River Hill). One of the reasons a town may deny a 40B project is based on the size of the project. For a town with less than 2500 units of housing (West Newbury has 1800 +/-), the project can be rejected if it is greater than 6% of the total housing units. This project (at 152 units) represents an increase of greater than 8% of housing units for the town.

The developer has estimated that this will add 282 persons to the town population. I feel that this is underestimated. He has proposed units with 2 car garages and 3 bedrooms, but states that this is only for resale value. He estimates that there will be less than 2 people per household. According to census data, the average number of people per household in West Newbury is 2.91. This means that with 152 units, the number will be more likely closer to 442 people. The anticipated increases in traffic on Main Street (on a difficult hill for entry/exit) and on Coffin Street (a very narrow road) are dangerous at the least. The rapid increase in population will also put a strain on public services, police, fire and other public spaces. This is also on the heels of two other large developments built in town. With gradual increases in population, the town can be better prepared to increase services, but with a rapid increase the town will be strained to provide basic public safety services.

3. Open space/wetlands

Part of what makes West Newbury special are the open spaces and bucolic setting. I am concerned that this application (40B) takes advantage by passing the town bylaws that protect the natural character of West Newbury.

We moved to West Newbury in 2009 because we were attracted to the open space and small town character that West Newbury had. This project is out of line with the town. The density and population growth would be dramatic and in turn would put a stress on our schools and public services. In addition, the project proposed to decimate the natural character of the Coffin Street neighborhood. I hope that you will consider the facts that I have outlined above when evaluating this proposal and other large projects that come before the town.

Sincerely,
 Dana Bridges

Town Manager

From: Deb Hamilton [REDACTED]
Sent: Thursday, May 14, 2020 2:56 PM
To: Town Manager
Cc: selectmen@wnewbury.oth
Subject: RE "Rolling Meadows", Coffin St, West Newbury

RE "Rolling Meadows", Coffin St, West Newbury

Over my 45 year residence in West Newbury I have had many occasions to inspect, walk, brainstorm, admire and protect the former Beaucher property on Coffin Street, as a 20 year WN Conservation Commissioner, an Essex County Trail Assn Boardmember, Mill Pond Committee Member for over 30 years, Riverbend trail steward and officer of the West Newbury Riding and Driving Club.

Many troubling aspects of a development as congested as "Rolling Meadows" warrant reconsideration. Slopes are steep, wetlands are widespread, and there is a history of failed dikes, illegal fillings and undesirable fish stocking. The slopes toward Coffin Street already carry drainage across into the beautiful Indian River watershed and Riverbend protected land, and landowners all along Coffin St already deal with runoff, wet pastures and threatened wet buildings. The power line vernal pools, streams and beaver ponds may contain rare and endangered species, so MESA inspection and approval is also required.

Some years ago Abutters on Main St agreed to a trail easement over a trail of long standing that crossed Beaucher's land as well as theirs, and that trail has been part of the Myopia Hunt Club trail network for generations.

A cluster of perhaps half as many affordable homes (under \$500,000) and apartments priced below \$2000/ month) on the southern section of the property with a package sewage plant and well water may make sense for the town, present and future residents, and the developer Clearing, Grading, Paving and building elsewhere on the rest of the property does not.

Deborah Hamilton
227 Middle Street, West Newbury
Member, WN Mill Pond Committee
Vice-Chair ECTA
Vice-President WNRDC

Sent from my iPhone

Town Manager

From: Joan Caragher [REDACTED]
Sent: Thursday, May 14, 2020 5:52 PM
To: Selectmen
Cc: Town Manager
Subject: Rolling Hills

I am long term West Newbury resident residing on Church Street.

I was horrified to learn about latest development plan on Coffin street.

I am sure you have noticed a large increase in people running, walking dogs

and hiking in streets of town over last few weeks, also large increase in amount of car traffic.

As an avid cyclist I have become aware of the growing dangers in riding on what used to be rural and unraveled roads.

The fact that the beautiful stretch of River road would be forever ruined by this project is inconceivable to me. The estimates in car traffic should be concerning

to all especially on the narrow and winding hills of River and Coffin street. As an emergency medicine physician I can tell you firsthand that the hands free driving law has done nothing to cut down on distracted driving especially among teenagers who remain permanently attached to their cell phones and on frequent occasions I have almost been obliterated by one whose focus is on their text and not the road. If this project goes through you will undoubtedly see an increase in traffic fatalities in car vs pedestrian/cyclist motor vehicle accidents.

I am hoping that everyone has learned to appreciate the beauty of nature and it's value to overall health when you get outside. How sad that this beautiful town would deprive its citizens of that beauty in exchange for financial gain from a zealous developer. If this pandemic has taught us anything is that health really is more important than wealth.

Joan Caragher
25 Church Street

Town Manager

From: Jennifer Conway [REDACTED]
Sent: Thursday, May 14, 2020 8:38 AM
To: Town Manager
Subject: Opposition to Coffin/Main St. Development

Good morning Angus,

I am writing to express opposition to the proposed housing projects on Coffin and Main Street. Adding over 100 residences would greatly impact not only traffic in our community, but also tax our resources greatly. Our town must work to protect its resources - water, open land and the new school to mention only a few - and increasing our population by over 10% will be a detriment. It will also lose much of its historic charm that we are working to document and preserve.

Thank you,
Jennifer

Jennifer Conway
2 Liberty Lane
West Newbury, MA 01985
[REDACTED]

Town Manager

From: Kellie Beeler [REDACTED]
Sent: Thursday, May 14, 2020 11:24 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.mirra@mahouse.gov
Subject: Public Comment on 40b Coffin St.

Please see my letter below. I have also attached it to this email.

Thank you,
Kellie Beeler

First, thank you for allowing residents of West Newbury to make comments on the proposed project. I grew up in West Newbury and have recently had the pleasure of purchasing a home and moving back with my family. I know first hand how lovely and appealing this town is and can understand the want to bring a project such as this to this small town. But that is right where my first concern begins.

West Newbury is a small town that is not ready to accept such a large influx and demand of resources. Every aspect of this project is large. From the number of units, to the increase in population, the demand on police and fire, the demand on the roads, demand on the school, and demand on the land.

The number of units proposed for this project can easily be classified as excessive. There is no development of this size in West Newbury, and for just cause. There is without a doubt a need for 40b housing in town, especially for the 55+ population, but the number of 40b units in comparison to the total project seems "off", for a lack of a better term.

With the number of units obviously comes an increase in population. The sudden jump in population will be extremely taxing to the school system, one that I had the pleasure to not only graduate from but also work in at the start of my career. The Page School is not equipped to handle the increase in students. The Pentucket District has been financially burdened for years resulting in cutbacks, teacher layoffs and/or consolidation of jobs. Just last year the towns approved a new high school to be built. This was absolutely needed (and I'm sure part of the appeal in building in West Newbury) but the project will increase the town's taxes. My concern is that we have not yet seen how this increase will affect the taxes of the homeowners in West Newbury and adding a development that could potentially increase taxes (to cover the burden on infrastructure) is irresponsible for the current and future homeowners.

As I just mentioned, we will also be looking at an overall increase on the demand of the infrastructure in West Newbury. We would absolutely have to look at an increase in Fire, Police and Department of Public Works. All of these increases would be necessary to keep West Newbury the safe town that it is, but would absolutely equate to higher taxes. We would also be looking at higher taxes to cover the educational costs that comes with more students in The Page School. West Newbury is already one of the highest taxed towns in the area. Overall, this project would be extremely costly for current residents but I fear it would be even more costly to the land and the potential future owners of these units.

West Newbury has a nickname of "Wet Newbury" as it is well-known for being a wet town. We have many areas of wetlands and a very dedicated conservation committee who focus on preserving these areas. There have been many instances in town when people hope to get a perk on multiple acres and are unable to. I have looked through the proposed project and slideshows available to the public in search of details for wastewater treatment. I am concerned that I have not found any.

Knowing the land, I worry that these future homeowners would not only be purchasing at a high price tag with potentially high HOA fees, they would be purchasing a property with a shared septic system. Septic systems can be difficult to manage for one single family. When dealing with a shared septic, there is less care paid to the system. No septic system will last forever, but in these situations the longevity is drastically shortened. There is proof of this in many examples but most recent and arguably closest to us is a similar community in Georgetown. This community's septic system failed and have no other option as they are without city/town sewerage. The *extremely* high cost (in the six figures) of a new system to accommodate a large community will be the burden of the residences in the form of increased HOA fees. I am fortunate to know more about septic systems than others as my husband is a septic system inspector and installer. His company

refuses to bid or work on jobs such as these because they do not want their name tied to a system that they know will prematurely fail.

For the record, I am not opposed to change and I know enough about these projects to understand that it will most likely go through. My honest hope is that the town's voice will be heard and the project can be *drastically* scaled back. To have the project go through as it is currently proposed would be irresponsible for not only the current residents of West Newbury but also the future buyers.

In closing I would like to say thank you for considering these points and I sincerely hope I have conveyed our want for responsible, affordable, and well-thought out growth.

Kellie Beeler
465 Main St
West Newbury, MA 01985



West Newbury Resident Comments

Town Manager

From: Linda Ingram [REDACTED]
Sent: Thursday, May 14, 2020 1:19 PM
To: Town Manager
Subject: development, Rolling Hills

My daughter and I are opposed to this large development, both being advocates for climate change issues, the need for open spaces and trees to help with the climate change, the loss of habitat for all the animals and plants that live there now, and for the change it would bring to our community and possibly to our street , fairly far away, Brickett St. My daughter noted that the reduction in traffic due to corona virus, makes it seem like the quiet street it was when she was growing up in the 80's. It is sad that the whole world is losing so many species due to overdevelopment and loss of open space, so hopefully West Newbury can do a small part in making life better for all living things, by stopping this development project.

Sincerely,
Linda and Sarah Ingram

Town Manager

From: Mike Walters [REDACTED]
Sent: Thursday, May 14, 2020 8:58 PM
To: Selectmen
Cc: Bruce.Tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: Proposed Cottages at Rolling Hills

To,
West Newbury Selectmen,
We have lived in West Newbury for 40 years. It is a charming, close knit, rural, community. What attracted us to this town was the open countryside and space, the school system, child safe streets, and a feeling of belonging to a community that had values that we agreed with and shared. Putting in a 152 house development is to much, to fast, for a town this size to absorb and still retain all the qualities that make it so special. There is nothing similar to compare it to in the whole of the town, and the strain on all the town services, the environment, and town character, will be negatively impacted. We request a scaling down and slowing down of this project.

Sincerely,
Michael and Pat Walters
97 Moulton St
West Newbury

Sent from my iPad

Town Manager

From: Patricia Garrett [REDACTED]
Sent: Thursday, May 14, 2020 8:35 AM
To: Selectmen
Subject: Proposed development in West Newbury

What they want to do is unhealthy. Our town is not a city. They will be alot of problems with this development if it goes thru. No privacy, water restrictions, Ten times more traffic, crime, smog, Taxes rising, This proposal should be turned down. The town should be thinking about the occupants they have now and trying to fix the things we need fixing within our community. Let them find another town to build in. It doesn't always have to be West Newbury. MY HOME!!!

Thank you

Patricia Garrett