

Town Manager

From: Albert Luderer [REDACTED]
Sent: Friday, May 15, 2020 4:49 PM
To: Selectmen
Subject: Rolling Hills development proposal

>
> Dear Selectmen,
>
> I am concerned over the proposed high density development proposed for Rolling Hills. The projected increase in population would appear to easily strain our current infrastructure. Unless these new homes would be taxed at today's rates to allow required infrastructure growth, town service levels would invariably drop. I also note that our water supply is generally inadequate for most summer seasons, how will the proposed development affect the town's water?
>
> If the development is taxed at a lower rate than other town housing, there would be a disproportionate burden placed upon the town's existing, lower density homes. Our Real estate taxes are already substantial and existing town resident should not be asked to underwrite the type of development envisioned for Rolling Hills. Our town services are good. However, unless the Rolling Hills proposal's fiscal and environmental impact is fully reviewed, no further action to permit this development should be considered.
>
> Thank you for reviewing this note.
>
> Albert A. Luderer
> 26 South Street
> West Newbury MA 01985

Town Manager

From: Anne Selig [REDACTED]
Sent: Friday, May 15, 2020 5:10 PM
To: Selectmen
Cc: Town Manager
Subject: Regarding 40B Cottage Advisors development

Hello selectman and Mr. Jennings,

My name is Anne Selig and I am a resident of West Newbury (Garden St). As a member of the West Newbury community, I moved to West Newbury for the small town charm and space. I listened to both selectman meeting and the very good educational piece last night as well and understand that there are only so many avenues we have for the town to deny this request. That being said it is important to listen to the voices of the town and represent those feelings in action on this issue.

I have noted some of my initial concerns below:

- **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.

- **Wetland Issues**

- Though we may not have a wetland policy clearly delineated, it is never too late to do so particularly in light of this project.

- **Other Issues**

- 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.”
- **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**
 - If we create development on 75 acres, where will those wildlife relocate? We have worked hard to approve open space recently spending time and town resources to obtain, this seems to reverse these efforts.
 - **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. I am not an opponent of 40B opportunities, but this goes far beyond those efforts towards affordable housing.

Please feel free to reach out with additional questions.

Best,

Anne Selig

Anne B. Selig, RPh. PharmD.
 Clinical Medical Writer
 10 Estes Street
 Ipswich, MA 01938 USA
 Office: [REDACTED]
 Mobile: [REDACTED]

Town Manager

From: [REDACTED]
Sent: Friday, May 15, 2020 12:11 PM
To: Town Manager
Subject: Rolling Hills Project

Mr. Jennings,

We have been residents of West Newbury for 4 ½ years but in the local area fast approaching 20 years. One reason that West Newbury was attractive to us was the Greenspace and the strong sense of community. We have already had numerous building projects (with affordable housing) that have increased the population significantly and removed open areas. We have several concerns and opposition to the proposed 152-unit construction off Coffin Street:

- Loss of trees and natural habitat displacing wildlife
- Displaced wildlife contacting residential neighborhoods
- A huge increase of traffic on 113 and the Rocks Village Bridge
- Hard surface runoff of rainwater especially with over 600 parking spaces.
- Increased water usage on an already fragile water system. Although West Newbury is upgrading the infrastructure, we are always under water usage restrictions every year without the increased population
- Increased burden on local services, Fire, Police, Water, Refuse Collection, electrical infrastructure, etc.
- Potentially over 300 new students in the West Newbury school system. Will there be a need for additional schools? What will our financial commitment be, relative to the project of the new High School/Middle School because of additional student population? Increased busing within Town limits? These are just some of the worrisome questions.

Where does it stop!

Andy

Sent from my HTC

Town Manager

From: [REDACTED]
Sent: Friday, May 15, 2020 12:26 PM
To: Town Manager
Subject: 40b Proposed large scale duplex development

TO: Angus Jennings

FROM: Cheryl Evansen, 10 Newell Farm Drive

Last night, I attended the 40b educational meeting and question follow-up. I appreciated your handling of the meeting and especially the question and answer session, so that everyone could speak. I also appreciated Attorney Jon Whitten's masterful understanding of the legal issues involved in these types of projects as well as his ability to answer questions directly and fully.

I do, however, want to add my name to the list of people who are very concerned with how this project is not in line with maintaining the rural, small town atmosphere that we moved here to enjoy. The previous two projects by this developer in West Newbury are too congested for our town as far as the homes distances from each other and the width of the streets (it is very difficult to drive down those narrow streets as cars must park on them). I feel like I'm back in Reading, where such neighborhoods fit the town's profile better. But even Reading would fight a development full of duplexes! Why does it seem that our town representatives are not doing this for us here in West Newbury? Why is there not a comprehensive wetland bylaw that is specific to our town's needs and includes regulatory support? Why has there not been an active affordable housing plan in action that would have negated this current problem?

A petition is going around the neighborhoods to "transfer \$250,000 from free cash to Professional Services Account to hire peer review consultants and legal experts to examine, advise and review" the proposed project. I'm assuming this \$250,000 would be in addition to any consultants that we have the developer pay for. We all know that there are serious wetland, infrastructure, Native American, etc. issues that must be explored quickly. Please give this request for funds strong consideration so that we know that our town officials understand that West Newbury residents wish to maintain a rural, small town community here, and a large scale duplex project of this nature is opposite of that vision! Two congested projects have already been pushed through, and it must stop there!

Best regards,
Cheryl Evansen
10 Newell Farm Drive
West Newbury, MA 01985

Town Manager

From: Donald E Mclachlan [REDACTED]
Sent: Friday, May 15, 2020 8:45 PM
To: Town Manager
Subject: Fwd: Development of 152 unit Housing Project off of Coffin Street

Sent from my iPad

Begin forwarded message:

From: Donald E Mclachlan [REDACTED]
Date: May 15, 2020 at 3:25:07 PM EDT
To: selectmen@wnewbury.org
Cc: [REDACTED]
Subject: Development of 152 unit Housing Project off of Coffin Street

To Whom It May Concern,

I am writing with regard to a flyer that we received in the mail the other day about a proposed 152 unit housing development on Main and Coffin Street in West Newbury, Massachusetts.

My wife and I, who are native New Englanders, spent 30 years abroad as educators in international schools and universities and had always planned to return to this beautiful region of New England once we retired. We live at 60 Moody Lane which is a 55+ community and place little burden on services provided by the town. We are on fixed income and pay over nearly \$10,000 per year in property taxes.

We are ardent environmentalists and members of Greenbelt and we believe that the scale of this proposal would destroy many of the things we most valued when selecting West Newbury as our new home. This town is an absolutely beautiful region to live in- its trees, forests, meadows, rivers, wetlands and wildlife along with its gently rolling hills and small family farms reminds us of the beautiful counties of Surrey, Kent, Sussex and Berkshire in the United Kingdom where we spent ten years of our lives. These counties and the rural communities that live within them have been under threat due to the growing sprawl and suburbanization of communities just outside central London. Fortunately, these regions have by and large been saved through public discourse and the efforts of a wide variety of English heritage activists backed up by powerful historic and environmental groups across the region.

My wife and I went to all the meetings in West Newbury on Brown Springs Farm and donated money in order to preserve such an iconic structure and agricultural landscape. We grew up on the South Shore and Cape Cod and were shocked to see the wide scale destruction of such a beautiful and unique region by highways and poorly planned development and land use policies after being away for 30 years.

I think residents of West Newbury should reflect upon what they have and how such a large scale development might impact traffic, water resources, wetlands and the services the town presently provides. We are not opposed in principle to all new housing developments. Housing costs in this region of Massachusetts are prohibitively expensive for many residents who may want to see their children live here at some time in the future. We think that smaller scale housing developments which fit into the local community and landscape is what is needed. A 152 unit development on Coffin Street

would be a disaster for many reasons to the town, its traffic and residents. Just look around at some of the other towns on the North Shore that failed to implement a comprehensive plan for road and housing developments.

As people who walk and hike the trail network along the Merrimack River, we are quite aware and concerned about the surrounding ecosystem of wetlands, fields and forests and how such a large scale development would impact the Merrimack River.

Donald E. & Debra A. McLachlan
60 Moody Lane
West Newbury, MA
Tel. [REDACTED]

Sent from my iPad

Town Manager

From: deb poody [REDACTED]
Sent: Friday, May 15, 2020 9:48 AM
To: Selectmen; Town Manager
Subject: Main & Coffin St. development proposal comment

Regarding the Cottage Advisors MA proposed development for West Newbury 40b housing development, Main & Coffin St.

This project, as described by the West Newbury Neighborhood Coalition and on the town website, appears to be far in excess of a sensible level of development for the town. The 38 affordable units are needed, and probably would be able to be absorbed by town services, but the full 152 units would clearly overload town systems and environment. The resultant loads on infrastructure, roads, and services are likely to exacerbate transition from an attractive, productive town to an overloaded, low functioning semi suburban area. It would be most unfortunate to see this happen in West Newbury, especially when an aging population and sliding economy decrease the likelihood of actually providing increased infrastructures & services.

The town should request a different solution – perhaps that the developer generate a revised plan with deeply reduced number of market rate units in denser clusters, retaining the maximum amount of existing natural land & vegetation (replacement landscapes rarely survive as functioning natural areas), and providing meaningful ongoing financial mitigation (ownership fees?) to address increased demands on town services/ infrastructure for the new units.

Thank you for the opportunity to comment.

Deborah Poody
519 Main St.
West Newbury, Ma.
5/15/2020

Town Manager

From: Eric Simone [REDACTED]
Sent: Friday, May 15, 2020 3:04 PM
To: Town Manager
Subject: Oppose Rolling Hills

Dear Town Manager Angus Jennings:

I am adamantly opposed to the current proposed plan for Rolling Hills that includes 152 houses and 638 parking spaces. The proposed plan for Rolling Hills will create a town water crisis, increase town traffic, impact student/teacher ratios, increase taxes for all residents, and endanger natural habitats such as the protected Bald Eagles nest on River Road.

Please do not let the beautiful farm land turn into cookie cutter homes and asphalt parking spaces. One of the reasons I moved to West Newbury was for the open space, rural beauty, woods, and wildlife.

Please do not let the proposed plan for Rolling Hills proceed.

Sincerely,
Eric Simone
West Newbury Resident

Town Manager

From: john cluney [REDACTED]
Sent: Friday, May 15, 2020 10:51 AM
To: Selectmen; Town Manager
Subject: Proposed Plan for Rolling Hills

To whom it may concern

As a resident for over thirty years on River Road and now for almost a year at Drakes Landing I would like to make a few comments as to the proposed Rolling Hills Project on Coffin Street. For the people on both Coffin St and River Road this is going to be nightmare as to traffic with construction vehicles for atleast the next four to five years. This will most likely result in having to resurface both roads when its complete.

River Road is used by many non residents now for biking, walking and bird watching as is Coffin Street where one of the West Newbury hiking trails exits on to it. Also there are a great many people that come to River road just to view the eagles as they nest along the river.

Living now on Daley Drive, a much smaller project that has gone on now for two years and is only about two thirds done, I know what these people are going to go through. We still live with muddy roads and or sand storms daily.

Anyone involved in this project should take a close look as to how it will affect the residents on River Road, Coffin Street and the town in general.

Thank you

John Cluney

Town Manager

From: John Cole [REDACTED]
Sent: Friday, May 15, 2020 10:20 AM
To: Selectmen; Town Manager; bruce.tarr@masenate.org; leonard.mirra@mahouse.gov
Subject: Opposition to Cottages at Rolling Hills development

I am writing to register my opposition to the Cottages at Rolling Hills development. While I am very much in favor of increasing the affordable housing stock in town, philosophically as well as to obviate the constraints of 40B, this development is simply too large for the town.

It does not seem sensible to increase the demands on town infrastructure to the extent this would do. The town is already seeing regular water restrictions every summer. The potential burden on other town services is likely to be significant--as rapid a potential increase in town population as this is likely to generate will strain emergency and police infrastructure and probably overburden the schools. Traffic will increase dramatically, and, as someone who lives on a regular through-street, traffic enforcement is already inadequate--which I believe is a resource constraint rather than a prioritization issue.

I understand the town is limited in what it can do because there isn't enough affordable housing here. But, there are other ways that goal can be achieved and, in any case, this project is too big to be reasonable. I hope that it falls victim to the current economic environment, but if it continues I hope that those with a role in decision-making can minimize its impact.

Thank you for your consideration.

John M. Cole
95 Indian Hill St.
West Newbury MA 01985

[REDACTED]

Town Manager

From: JON [REDACTED]
Sent: Friday, May 15, 2020 2:03 PM
To: Town Manager
Subject: Coffin St. construction

Dear Sir:

My wife & I have been residents of River Rd. for 34 years & have seen a lot of change. In recent years there have been increases in cyclists, bird watches, trucks, and walkers. This has made walking and driving on River Rd. & Coffin St. challenging right now. Said roads and the Rocks Village Bridge will experience a tremendous increase in traffic & construction vehicles will do extensive damage .

We are strongly opposed to this development.

Thank you for your attention to this issue.

Jon & Kathy Guarino
173 River Rd.

Sent from Xfinity Connect App

Town Manager

From: Kristine Carney [REDACTED]
Sent: Friday, May 15, 2020 7:30 AM
To: Town Manager
Subject: 40 B

I had already submitted concerns regarding the wetland impact both within the proposed subdivision and outside of it, and also for bald eagle/habitat protection. I just wanted to thank you for including the town in the informational session led by attorney Witten last night. I was glad to hear him state our Board of Health still has a large role to play given both the strain on water resources and potential impact of the wastewater packaging facility to the surrounding area.

Thanks again for all your hard work,

Kristine Carney

Town Manager

From: [REDACTED]
Sent: Friday, May 15, 2020 11:47 AM
To: Selectmen; townmanager@wnewbury.o
Subject: Rolling Hills proposed development

Last night I received a pamphlet about the subject proposed development. I don't know the details of the plan but, it certainly is not something not consistent with the character of West Newbury.

I believe a step up in population would irrevocably change demands on infrastructure, resources, wildlife, air quality, noise...you name it.

This is not something I want for the town. I left Newburyport in 1985 to get away from the congestion and enjoy the increasingly rare peace and quiet that West Newbury offers.

Thank you for the opportunity to comment.

Lou Ottaviano
9 Kelly Brook Ln.



Virus-free. www.avast.com

Town Manager

From: Melanie Klepper [REDACTED]
Sent: Friday, May 15, 2020 11:31 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.mirra@mahouse.gov
Subject: West Newbury - Cottage Advisors Development Concerns

To whom it may concern,

We are writing to you to voice our concern over the proposed development for Coffin and Main St. As abutters to Cottage Advisors MA, LLC's first development in town, The Cottages at River Hill on Follinsbee Ln, we are extremely concerned about a development with five times the number of units. The nature of the development means a significantly more dense population than the town of West Newbury as a whole; a 10% increase for the town on only 1% of the town land. This rapid population growth will strain traffic, water, wetlands, potentially our school system, and more.

The utmost consideration needs to be given to this project to ensure, if it passes, the appropriate scope of building is permitted. In addition to the concerns noted above we would certainly have questions on the septic plan for the neighborhood. The leaching field to support the Cottages at River Hill necessitated an extensive drainage system that still has significantly impacted the water flow for the neighboring lots. As the proposed lot for building also includes wetlands a similar, and concerning, scenario will exist.

When we moved to this town four years ago we were drawn to the small town feel, agricultural roots, open space and low population density of the town. We have family in town and friends who have lived here over the course of several decades and it is truly heartbreaking to picture the very character of this town changing so very rapidly.

I urge you to consider these concerns and those of others in town when examining the scope and viability of the Cottages at Rolling Hill. West Newbury needs to remain committed to open space and examine its zoning regulations to ensure a proper plan for the future building in town. While there are of course considerations for affordable housing needed, all aspects of this project and their impact need to be closely examined.

Sincerely,

Melanie and Steven Klepper
18 Sullivan's Court

Sent from my iPhone

Town Manager

From: Robert Van Etten [REDACTED]
Sent: Friday, May 15, 2020 11:41 PM
To: Selectmen; Town Manager; bruce.tarr@masenate.gov; leonard.mirra@mahouse.gov
Subject: Concerns about Rolling Hills Proposal in West Newbury

To whom it may concern,

My wife and I moved to Coffin Street in West Newbury 24 years ago for the open space and rural lifestyle. The Rolling Hills proposed project of 152 homes in a small area is contrary to the rural character of our town. We believe it would be a travesty to allow such a project to go forward. Having a 10% increase in the population of our town crowded together on less than 1% of the total town area is absurd. The town's infrastructure is already stretched with our well field insufficient to meet our daily water demands as it is. The increased traffic in this area will endanger residents living on Coffin Street and Main Street whether walking, bicycling or driving. Please reconsider this project which will forever change the character of our town and will set precedent for continued development of the same sort, risking the rural lifestyle of West Newbury.

Robert Van Etten
4 Coffin Street
West Newbury, MA 01985

Town Manager

From: Sue Gifford [REDACTED]
Sent: Friday, May 15, 2020 7:44 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.Mirra@mahouse.gov
Subject: Rolling Hills housing proposal

I am writing to you to strongly oppose the proposed plan for the housing development on Coffin Street.

We moved to this town 23 years ago because West Newbury was a quiet, rural town with plenty of open space, trails, farmland, and the beauty and character that sets it apart from the overdeveloped towns nearby.

There has been far too much development in town over the past decade - it appears that there is a serious lack of commitment to any prior town vision of maintaining the character of West Newbury that is so appealing to those of us who have chosen to live here. People move here from other towns because it is different, in a very positive way, and then they turn it into where they came from.

This needs to stop. It's unbelievable that we have seen houses built in areas that are very clearly wetlands - who lets this happen? Money shouldn't talk and twist regulations.

We need to stop this unchecked development and work to maintain the feel and character of the town. The town shouldn't be bought off by developers who are solely seeking financial gain and have no interest in the negative impact on the town and its residents who settled here to get away from what money-hungry developers are now trying to turn our town into.

We have elected you to represent our vision of West Newbury and to maintain the character of a small town, we need you to now do what we have elected you to do. It's your job.

Town Manager

From: Stephanie Smith-Simone [REDACTED]
Sent: Friday, May 15, 2020 11:03 AM
To: Town Manager
Subject: Oppose Rolling Hills

Dear Town Manager Angus Jennings:

I am adamantly opposed to the current proposed plan for Rolling Hills that includes 152 houses and 638 parking spaces. The proposed plan for Rolling Hills will create a town water crisis, increase town traffic, impact student/teacher ratios, increase taxes for all residents, and endanger natural habitats such as the protected Bald Eagles nest on River Road.

Please do not let the beautiful farm land turn into cookie cutter homes and asphalt parking spaces. One of the reasons I moved to West Newbury was for the open space, rural beauty, woods, and wildlife.

Please do not let the proposed plan for Rolling Hills proceed.

Sincerely,
Stephanie Smith-Simone
West Newbury Resident

Town Manager

From: Ted Stedman [REDACTED]
Sent: Friday, May 15, 2020 6:45 AM
To: Town Manager; Selectmen
Subject: opposed to suggested 152 Unit housing Project

Good day,

I am very much opposed to the suggested 152 unit project off Coffin Street. While I support affordable housing, this project ruins the rural nature of West Newbury.

Your truly,

Ted Stedman
433 Main Sr.

Town Manager

From: Yesenia Estevez [REDACTED]
Sent: Friday, May 15, 2020 10:23 PM
To: Town Manager
Subject: Regarding the development of Main St & Coffin St

To whom it may concern,

When we moved here in December 2016, just days away from Christmas, we were ecstatic. This town is nothing like our old city life. There is beautiful scenery, protected wildlife space, historical value, and more. This town has become our home, where we enjoy the tranquility and peaceful surrounding. A town that respectfully shares the space with the wildlife. This town, unlike many others truly gives its heart and soul to celebrate its heritage, protect and educate people on aspects such as trees and other. Not many towns give such importance to our greenery and as such, slowly, we are losing much needed wildlife sanctuaries. With the drastic 152 unit housing development, we fear that this will all change and the town we came to love will never be the same. Furthermore, we urged you to reconsider going through with this.

West Newbury is known for its rural aspect, and with such a drastic amount of housing development, it will destroy nature's resources. With the need for 638 parking spaces, the places once deemed safe for recreation such as River Road, will no longer be safe. People will not be able to take walks, run, bike, or birdwatch without feeling unsafe due to all the cars that will be on the road and the narrow roads. Most importantly, this will also take away many habitats for the wildlife. It's a highlight of living in West Newbury, to be able to know we share and respect the animals and their needs. We are fortunate to have seen foxes, owls, hawks, turtles and even an American eagle.

This housing will also make us, the residents of West Newbury with families have to pay large increases on taxes to cover sidewalks, widening roads on many streets including Main Street, Coffin Street, and River Road and further hurt the water crisis in West Newbury. In addition, the development will cause burden to the school system as it will dramatically further increase the student/teacher ratio. Additionally, will negatively impact population projections on recently financed Pentucket Regional High School.

In conclusion, we hope that you take into consideration how this will negatively affect our family, community and wildlife.

Sincerely,
The Estevez Family
Brian(36yr), Yesenia(37yr), Ruth(64yr), Yvette(15yr) and Benjamin(6yr).

Town Manager

From: Rose Vetere [REDACTED]
Sent: Saturday, May 16, 2020 3:03 PM
To: Town Manager
Cc: Mary Winglass
Subject: Webpage

Good afternoon Mr. Jennings,

I was on the town's webpage looking for the video of the 28 Coffin Street site walk and noticed that two items relating to the proposed 40B project, Developer Rendering of Site Plan and Developer Rendering of Street View, appear in the left panel of the Board of Selectmen's page. This section appears to be devoted to important policy information and town business, and should not be used to promote a developer's project. Comprehensive information about the 40B project for town residents is already posted there. The project has not even been officially submitted to the town and in all probability the renderings will be outdated if/when the actual project gets underway. In my opinion, these two items constitute free advertising for the developer when the webpage should be limited to official town business. I'm sure the developer can find other ways to promote his project rather than using the town's resources. Let's not forget that that the developer is neither a town official nor a town resident and needn't receive special privileges.

Respectfully,
Rose Vetere

Sent from my iPad

Town Manager

From: GAILLattrell [REDACTED]
Sent: Sunday, May 17, 2020 10:07 AM
To: Selectmen; Town Manager; brucetarr@masenate.gov; leonard.mirra@mahouse.gov
Subject: Plan for Rolling Hills

Good morning town of west newbury leadership and elected leaders representing taxpayers and residents of west newbury,

I am writing to express my extreme opposition to the outrageous proposal I learned about yesterday from a neighbor. The very reason we live in west newbury and support this community is because of the shared vision we and all west newbury residents feel about the preservation of open, natural space for public recreation and enjoyment.

Housing is essential, but not the 152 unit proposal I read about!!!! Way, way, way too much, too many people and too much stress on the school system, town water and an absolutely untenable imposition on natural habitats already under duress from existing and continued development. Bald eagles among them.

I implore you, stand firm with the west newbury residents who rely on your leadership to advocate for our values in government.

My west newbury family is depending on you.

Very sincerely,
Gail and Tim Lattrell and family

Dear Town Manager Angus Jennings,

Please accept our apology for being slightly late in this response. We have lived on River Road for 35 years. It is a beautiful road to take walks on, ride bikes, jog and observe all the wonderful wildlife along the Merrimack River. This is especially true for the new addition of the family of eagles having their nest and baby eagles in one of the large evergreen trees.

Recently the traffic has markedly increased due to not only the attraction of the eagles but also more people on the road due to the pandemic. The road is narrow and barely supports 2 cars passing. It is not even wide enough to allow lines on the road.

We are opposed to allowing the housing project to happen off Coffin. It will cause much more traffic on River Road and cause a very large safety risk to pedestrians, runners, bikers and local traffic. It is for certain wildlife will be forced to find a safer location to live thus destroying the current sanctuary for birds including eagles.

Please try to find another location for this housing project.
Thank you for your attention.

Sincerely,

Sharman Gingrich
Christopher Harris
171 River Road
West Newbury, MA 01985

Town Manager

From: STEPHANIE CASALE [REDACTED]
Sent: Tuesday, May 19, 2020 3:40 PM
To: Selectmen; Town Manager
Subject: housing development at Main St/Coffin St

I would like to voice my objection to the proposed housing complex. The density of the complex is of major concern and the impact such sudden growth will have on available resources including water supply, emergency services, school services, not to mention traffic. Taxes are already extremely high and it seems doubtful that increased development will do anything but drive those costs upward.

The proposed neighborhood is entirely out of keeping with the ethos of the town, which has to date privileged conservation of open space over unbridled development. It is also concerning that these are being built in what looks to be a swamp. Personally, I find these cottage colonies extremely ugly and the duplex version is even worse. I don't know who designs these things but they are entirely lacking any sense of architectural beauty or style. (Not sure who wants to live in a shoebox.) In these days of concern over pandemic disease, let's keep our distance, not pack people in like sardines.

Sincerely,
Stephanie Casale
30-year Main Street resident

Town Manager

From: [REDACTED]
Sent: Thursday, May 21, 2020 10:25 AM
To: Town Manager
Cc: Selectmen
Subject: Re: Proposed Plan for Rolling Hills

Dear Mr. Jennings,

We wish to express our concerns regarding the proposed plan for "Rolling Hills" in West Newbury. Like most residents, we are extremely concerned with the scope of this development and the effect it will have on our town's infrastructure, its wetlands and the rural character that many of us moved to West Newbury for. Unlike most residents, we have first-hand experience concerning issues relevant to BOTH access points being proposed. We reside at 7 Coffin Street (first home on left as you exit Main Street onto Coffin) and our daughter and son-in-law are homeowners at 561 Main Street located directly across from the planned Main Street access road.

Of major concern is the impact on safety at both locations. The intersection at Main and Coffin has already experienced several accidents with injuries and many "near misses". These have occurred both when vehicles heading east attempt left turns onto Coffin Street and are rear-ended; and when traffic heading west attempt right turns onto Coffin and are faced with obstacles not visible until the turn is made. This corner is used also as a parking area for state and others' road and utility equipment. Coffin Street is a narrow road very popular with walkers, runners, bikers and horseback riders. Having traffic exit at 28 Coffin Street heading either towards the Main Street intersection or along River Road will greatly impact the safety and enjoyment for many. Safety is also of extreme concern with the 566 Main Street location as an access point. Taking care of our grandson requires us to be at our daughter's property most days during the week. We have witnessed on numerous occasions vehicles traveling eastbound coming over the slight slope of the road and "blowing by" school buses stopping to pick up children. This is an area where it is already difficult exiting driveways safely onto Main Street due to this "slope" of the road and the speed of oncoming vehicles. Any increase in traffic entering or exiting at this location will be extremely dangerous and possibly life threatening.

Also of major concern is the environmental impact this development will have on our properties. Many homeowners on Coffin Street are already dealing with water issues from "the hill" affecting their properties. Coffin Street has water running under it at different points - such as our property. Water from "the hill" travels under the road and also on our front yard and driveway to "wetland" area on our land which ultimately feeds into the Indian River and Riverbend Conservation Area. A wonderful natural habitat where just 3 weeks ago, we observed spawning trout traveling upstream! On our own property we have had snapping turtles returning to lay their eggs, observed endangered Blue Spotted Salamanders on our side yard and had a visiting Coy Wolf, along with the eagles, herons, a mother deer with triplets, etc. A development of this size with the number of septic systems to be installed and resulting wastewater is certain to affect these areas. Runoff does matter!! Speaking of water, where will the resources come from to accommodate the increase needed to support a development of this magnitude? And the extra support and resources that will be needed for our schools, the police and our fire departments?

Having resided in West Newbury since 1984, we've experienced (and appreciate) the hard work and efforts of many individuals protecting our open spaces and the small town character of our community. While we understand the need for affordable housing, a development in this location and of this magnitude will not only change the beauty and character of our town, but also compromise our town's safety, infrastructure and natural habitats. Ironically, a recent televised healthcare advertisement aired showcasing the beauty and simplicity of our town's open fields and woodlands, along with Brown Spring Farm and the Mill Pond. It is difficult to imagine how this "cookie cutter" development could possibly enhance what we've come to know as West Newbury.

Thank you for allowing us to express our concerns on this very important issue!
Clif and Debra Treco

Town Manager

From: Geordie Vining [REDACTED]
Sent: Thursday, May 21, 2020 12:38 PM
To: Selectmen; Town Manager; Leonard.Mirra@mahouse.gov; Bruce.Tarr@masenate.gov
Subject: Comments on proposed Cottages at Rolling Hills 40B development in West Newbury

Hello,

As a resident of West Newbury, I wanted to provide some input regarding the Cottages at Rolling Hills 40B development proposal in our town. I understand that MassHousing will be reviewing the Project and Site Eligibility as the next step, and that the review is based on the criteria indicated in the MassHousing Handbook of whether the site is "generally appropriate" and whether the site can "reasonably accommodate" such a development, including taking into account existing development patterns, relationship to streets, etc., and that the acceptable density of a project is site- and context-appropriate. I generally agree with the objective of providing more affordable housing in this expensive area. However, that general goal should not outweigh all other considerations and negative impacts of a particular proposal. Having reviewed the proposal and the conceptual plan, I believe that the Cottages at Rolling Hills as currently proposed is far too large and should be rejected, or significantly reduced and modified.

- * Drinking water: The Town's public drinking water supply (which this development would rely upon) is simply not sufficient to provide adequate drinking water for 152 new housing units and hundreds of new residents. The water supply is already insufficient, and there are no significant new sources anticipated. Such a significant development should not be allowed to overburden this basic public resource and infrastructure.
- * Transportation network: Coffin Street is a narrow rural road, and, as one of only two entrance/exit points for this large development, we can anticipate that Coffin Street will be overburdened by the number of new trips generated and hundreds of new vehicles associated with this proposed development.
- * Leach fields/septic systems: I am concerned that the scale and extent and location of the proposed project's large leach fields and septic tanks and systems could have a significant negative impact on adjacent wells and wetlands.
- * Extent of affordable units: The public benefit of 38 new affordable housing units is too small to counter-balance all the negative public impacts. In addition to reducing the size of the overall development, the number and percentage of affordable units should be significantly increased and the developer's projected profits reduced if this development is to be allowed to proceed.
- * Overall impact on community: The suburban style "cookie-cutter" approach to housing in the proposed development has little or nothing to do with the culture, history, traditional New England development patterns and appearance balancing housing with extensive fields and forests. The proposed development would take advantage of West Newbury's qualities and characteristics without enhancing them, and would provide only a minimal benefit in return.

Thank you for your consideration. -- Geordie Vining

Town Manager

From: steve [REDACTED]
Sent: Monday, May 25, 2020 10:09 AM
To: Selectmen
Subject: Cottage Advisors development

Hello,

I wish to voice my concern and objection over the Cottage Advisors development. Our town has had enough development projects, and if these continue unabated the character of our town will continue to change from a rural small town to urban sprawl. Once that occurs it can never go back. Let's not let that happen.

Regards,
Steven Casagrande
193 Crane Neck Street
West Newbury

Town Manager

From: Erin Rich [REDACTED]
Sent: Thursday, May 28, 2020 8:00 AM
To: Town Manager
Cc: [REDACTED]
Subject: Housing Development Proposal

Dear Mr. Jennings,

We are writing to express our concern for the size and scope of the proposed housing complex off of Coffin Street. The proposed size is too large for our community and will have significant detrimental impact on the town.

1. We are highly concerned for the town's water supply. This is already a vulnerability in our community where a large portion of town water comes from the City of Newburyport and our own well-fields are vulnerable. Adding a project of this size to our small town will have a significant impact on the water demands and stress surrounding town and private wells.

2. A development of this size and scope will substantially strain community resources for public safety and education.

3. Storm run off and wetlands protection is another concern, especially so close to the Merrimac River. We are also concerned about wildlife protection.

4. It will diminish the small town, rural character of the community. The proposal is in direct conflict with the published mission of the Planning Board to "[Manage growth to best preserve the rural character of West Newbury.](#)"

We are supportive of reasonable development that meets the lower income housing needs for our community. However, this project is 4-5 times larger than what most people in our community would consider "reasonable development" for a community our size and provides very minimal affordable housing, relative to its size.

Please do not let corporate greed ruin our community.

Thank you for your consideration,

Erin and Eric Rich
113 Moulton St
West Newbury

--
~Erin Rich

Concerns about the Proposed Development Proposed for West Newbury

Gary Costa and Deborah Jones
85 Coffin St
West Newbury, MA 01985

Traffic on Coffin Street and River Road;

- Stop or minimize the development to minimize traffic, or
- make River Road a one way street.

Presently River Rd along the Merrimac River could be considered a scenic by way as seen by the number of cars, bicyclists, motorcyclists and walkers that use it daily. Weekends are especially busy and traffic is often a concern as walkers and cyclists have to contend with each other and other car traffic on a very narrow road. Visitors and locals often stop their cars or stand in the road to view nesting eagles and the abundance of other bird life along the river. Imagine increasing daily traffic on River Rd and Coffin St by even half of the 2552 daily car trips projected by the West Newbury Neighborhood Coalition. It would no longer be a scenic by way or safe neighborhood for children, locals or visitors to the area.

I see this traffic, not as local community errands, but significant commuter traffic to route 495 and route 95 and Newburyport. Peak traffic times in the morning and afternoon will make River Road and Coffin Street residents feel like they are living downtown somewhere. Casual street usage will not be possible and lives may be at risk.

Environmental concerns;

- Stop or minimize the development, or
- impose strict environmental restrictions.
- Have the contractor guarantee the life span of septic systems and be responsible for replacement upon premature failure.

I have imagined the same concerns that Representative Mirra has expressed about the density of this new development;

“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.”

All water from this development is not stationary, it migrates to the Merrimac River as run off and via brooks. The Merrimac River is already stressed by sewage overflow each time it rains in the Merrimac Valley. In addition to possible septic system leakage, imagine salt in the winter and fertilizers in the summer. The surrounding wetlands/vernal ponds and the Merrimac River will be impacted.

Additionally, how long will the septic systems of this neighborhood be viable, each being shoehorned among the abundance of wetlands. What responsibility will the developer have for these systems when they start failing before their expected life span?

Impact to West Newbury water supply;

- Stop or minimize the development, or
- impose a requirement that the developer develop and guarantee the water source for this new neighborhood.

After a particularly wet spring, with reservoirs overflowing, West Newbury has already imposed water usage restrictions. How can this town be responsible to incur a 10% increase in water demand? It is irresponsible for anyone to assume responsibility for something they cannot supply. Can the state mandate that West Newbury supply water that it cannot reliably produce? What is the recourse, do we sue the town or the state for water?

40B housing;

- Pass new state laws mandating that 40B housing always will remain 40B affordable upon resale.
- Make these new 40B housing units rental units that have strict rent controls that keep them affordable to 40B eligible families and have the contractor own and manage them.

What is the life span of 40B housing? Once this housing is occupied and then put back on the market for resale will it remain 40B affordable? What happens to the Town of West Newbury's affordable housing count if it does not, do we lose credit and the contractor can strong arm the town again?

Town Manager

From: Valarie Parker [REDACTED]
Sent: Sunday, May 31, 2020 3:57 PM
To: Bruce.Tarr@masenate.gov; Town Manager; Selectmen; Leonard.Mirra@mahouse.gov
Subject: Proposed Plan for 152 houses, 638 parking spaces

Regarding Plan for Rolling Hills

The location and size of this project will ruin the beautiful rural character of our town. The narrow country roads can not support the huge increase in traffic in and around that location. I find Coffin St. hard enough to travel now, with just a few cars passing in the opposite direction. I can't imagine how dangerous it will become for runners, walkers, bicyclists and children, once this project passes. I live on 21 acres of open meadow, forest and wetlands. I know how important is to preserve habitat for the many species that depend on it. Over development and poor environmental planning will impact all of us. If we allow a housing project of this size to go through, we should all be hanging our heads in shame.

A Resident of 32 Years-Valarie Hobson

Town Manager

From: Christa Phillips [REDACTED]
Sent: Monday, June 1, 2020 3:39 PM
To: Town Manager
Subject: comments regarding proposed Cottages at Rolling Hills

Dear Mr. Jennings,

Thank you for the opportunity to submit comments towards the proposed development of this property. To be succinct, my family has lived in West Newbury at 418 Middle Street, for 15 years, located between Garden Street, Plummer Spring Bridge and Turkey Hill Road.

We have driven the perimeter of the proposed property location. We do not oppose development of either 40B properties in the town or reasonable development of legacy type properties as is the ongoing case in our immediate neighborhood. Our concerns are likely the same as many residents who are concerned about the density of the project, drain on town resources, influx of traffic on 113 and on side roads from one direction with congestion during peak hours. Our street is already a primary "cut-through" for existing traffic seeking access to / from Turkey Hill Road, Route 95 and Newburyport during school and business rush hours.

Surely there are other options the state / developer can and should explore, within the Town, that will provide the number of units desired and reduce the impact and density upon the current site and neighborhood.

Sincerely,

Christa C. Phillips
418 Middle Street

Town Manager

From: [REDACTED]
Sent: Monday, June 1, 2020 9:52 PM
To: Leonard.Mirra@mahouse.gov
Cc: Town Manager; Selectmen
Subject: Re: Thank you

Dear Representative Mirra,

Thank you for your informative page regarding the Rolling Hills - 40B project proposed for West Newbury. Like you, we are extremely concerned with the scope of this development and the effect it will have on West Newbury's infrastructure, its wetlands and the rural character that many of us moved here for.

A very serious concern of ours is the impact on **safety** with reference to the proposed access points for this development. We have first hand experience pertaining to issues affecting BOTH access points. We reside at 7 Coffin Street (near intersection of Coffin and Main) while our daughter and son-in-law live at 561 Main Street (directly across from the Main Street access point). While the access points on paper appear to distribute the volume of traffic for this development between two very distant areas, the 28 Coffin Street access will feed a large volume of traffic to the Coffin and Main Street intersection which is actually **less than 2/10 of a mile** from the 566 Main Street access point.

Safety is a major issue at the 566 Main Street location. Taking care of our grandson requires us to be at our daughter's property most days during the week. We have witnessed on numerous occasions vehicles traveling eastbound coming over the slight slope of the road and "blowing by" school buses stopping to pick up children. This is an area where it is already difficult to safely exit several driveways onto Main Street. Any increase in traffic entering or exiting at this location will be extremely dangerous and possibly life threatening. The intersection at Main and Coffin has already experienced several accidents with injuries and many "near misses". These have occurred both when vehicles heading east attempt left turns onto Coffin Street and are rear-ended; and when traffic heading west attempt right turns onto Coffin and are faced with obstacles not visible until the turn is made. This corner is used also as a parking area for state and others' road and utility equipment. Coffin Street is a narrow road very popular with walkers, runners, bikers and horseback riders. Having traffic exit at 28 Coffin Street heading either towards the Main Street intersection or along River Road will greatly impact the safety and enjoyment for many.

Having such a short distance between these two access points further complicates any attempts at solving these critical issues that will occur with such a large increase in traffic volume!

Also, runoff does matter! Many homeowners on Coffin Street are already dealing with water issues from "the hill" affecting their properties. Coffin Street has water running under it at different points - such as our property. Water from "the hill" travels under the road and also on our front yard and driveway to "wetland" area on our land which ultimately feeds into the Indian River and Riverbend Conservation Area. A wonderful natural habitat where just 3 weeks ago, we observed spawning trout traveling upstream! On our own property we have snapping turtles returning to lay eggs, observed endangered Blue Spotted Salamanders on our side yard and had a visiting Coy Wolf, along with the eagles, herons, a mother deer with triplets, etc. Many of these animals come across Main Street from the Mill Pond.

While we understand the need for affordable housing, a development in this location and of this magnitude will not only change the beauty and character of our town, but also compromise our town's safety, infrastructure and natural habitats.

Please help our community! Thank you!
 Clif and Debra Treco

Diane M. Teed
30 Way To The River
West Newbury, MA 01985

Via email: townmanager@wnewbury.org

June 1, 2020

Angus Jennings, Town Manager
Town of West Newbury
381 Main St.
West Newbury, MA 01985

Re: Proposed Chapter 40B Development off 566 Main St. and 28 Coffin St.

Dear Mr. Jennings,

My remarks are being submitted for consideration to the comments due to MassHousing on June 16, 2020 on the proposed Eligibility/Site Approval Application by Cottage Advisors MA, LLC

I am writing to voice my concerns over the timing, scale and impact of the above project.

1. Timing

Our town, state and country are in the middle of the Coronavirus pandemic. Although I acknowledge that a 75 day extension was granted for the initial step in this process I am alarmed that we (the people who live here) are expected to deal with this proposal at this time. This significant proposal warrants thorough review every step of the way. I am grateful that the Selectmen have attempted to keep us informed through the remote-access format but it is limiting opportunity for the active dialogue that needs to occur on a project that poses such significant consequences to our town.

Although the developer is still in the process of seeking a "Project Eligibility Letter" I know that as this project proceeds resident rights and responsibilities will be woefully jeopardized due to limitations beyond our control. An example to date was the mandated lack of public attendance at the site walk due to public health concerns.

In addition, residents are restricted in the size of the meetings they can hold indoors (Revised Guidance Regarding the Order of the Governor Prohibiting Assemblages of More Than 10 People And On-Premises Consumption of Food and Beverages-last updated March 23, 2020). Furthermore, meeting outdoors would be difficult due to the 6-foot social distancing requirement.

Another limitation is the Safer-at-Home Advisory for people over the age of 65 and people who have underlying health conditions [DPH Public Health Advisory (updated May 31st, 2020)].

Teed
Page 2 of 2
June 1, 2020

2. Scale and Impact

The size of this project is significant for West Newbury. It is estimated that the population would grow approximately 10% with this one project.

The Town resources that will need to be expended in assessing the merits and disadvantages of this project will require significant personnel hours of elected and appointed town officials. In addition, the ZBA and Conservation Commission will have major, time-sensitive responsibilities. The residents will most likely have to solicit additional funds for legal expertise to work on behalf of West Newbury staff and the interests of residents as this process unfolds.

Among my concerns:

All of the following (not exhaustive) will require extensive assessment:

- a. Environment/wetlands
- b. Water resources
- c. Impact of shared septic systems and need to diligently prevent the pollution of ground or surface waters
- d. Consistency with local needs
- e. Traffic
- f. Open space preservation
- g. Soil erosion, runoff impacting adjacent neighborhoods
- h. Preservation of privacy and solar access for adjacent neighborhoods
- i. Property values and quality of life for adjacent neighborhoods and all town residents
- j. Compatibility of project to existing town preference for "semi-rural" designation
- k. Increased demand for infrastructure
- l. Precedent-setting impact of such a large project

West Newbury residents are in a disadvantageous position relative to Cottage Advisors MA, LLC. I believe the developer's pursuit of this project at this time is unfair at best and I would argue grossly prejudiced given the pandemic and its unknown aftermath.

Respectfully submitted,

Diane M. Teed

cc: selectmen@wnewbury.org

Town Manager

From: Pepper Wallace [REDACTED]
Sent: Monday, June 1, 2020 3:52 PM
To: Town Manager
Subject: 40B project eligibility

Dear Mr. Jennings,

I would like to state a formal objection to the scale of the project proposed on Coffin and Main Streets. I development of that size would be detrimental to the current resources available in the Town.

The developer stands to gain from the essence of what West Newbury is, while simultaneously destroying it. The town will suffer, while people in other towns line their pockets with the profits of this venture. Our green space is being gobbled up by greed.

Small scale projects and new homes are inevitable with progress, and change. These huge developments, however, need to stop.

All The Best,
Heather Wallace

Sent from my iPhone

Town Manager

From: Sperelakis, Jim [REDACTED]
Sent: Monday, June 1, 2020 4:53 PM
To: Town Manager
Cc: [REDACTED]
Subject: Resident Feedback on proposed 40B development, 'Cottages at Rolling Hills'

Hello Angus & Rick (representing Selectmen), wanted to weigh-in on the proposed 40B development, 'Cottages at Rolling Hills'. Like many residents, I have a myriad of concerns, including project density, destruction of natural habitats and West Newbury's enviable rural character, traffic increase particularly on Coffin & River Road, etc. However, my feedback will focus on the effect on our town budget, taxes, etc. Important to note that although I am a member of Town Finance Committee, this feedback is strictly my personal view as a resident, and has not been presented, shared or vetted, by the Finance Committee, or any other town entity.

I based my calculations and assumptions on a 10% increase in town population, and only focused on those WN Town services which will likely be directly and indirectly affected by this growth in population:

- School Operating Budget Assessment = \$8.3 M x 10% = \$830K
- Police Dept. = \$1.1 M x 10% = \$110K
- Fire Dept. = \$305 K x 10% = \$ 30K
- DPW = \$1.1M x 10% = \$110K
- Board of Health = \$533K x 10% = \$ 53K
- TOTAL additional Town Expenses = **\$1.13M**

The developer of the aforementioned 40B project, Chip Hall of Cottage Advisors LLC, estimates a tax revenue increase in West Newbury of \$1M. Not sure, of course, the basis behind this projection, but even taking at face value, will still leave a shortfall, that the remainder of West Newbury taxpayers will have to cover.

One could also argue that there will be additional strains on future Town budgets, e.g., Capital projects, including road work (DPW) & equipment, recreational operations & sport fields, town water projects and infrastructure, as well as misc. expenses, e.g. planning board, assessors, con-com, dispatch, library, etc. I did not include that in the above analysis – but would be happy to estimate those projections.

The way I see it, one person/business will benefit from an injection of revenue/profit, while the taxpayers of West Newbury will have to bear the brunt of the future tax burden.

Respectfully submitted,

James P. Sperelakis & Sonia Bicalho
 380 Middle St., West Newbury, MA
 [REDACTED]

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This e-mail is for the intended recipient only.

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If you as intended recipient have received this e-mail incorrectly, please notify the sender (via e-mail) immediately.

Town Manager

From: Zippy [REDACTED]
Sent: Monday, June 1, 2020 2:41 PM
To: Town Manager
Subject: Coffin/Main 40B proposal

Hi Angus,

I am writing in regards to the proposed development off of Main and Coffin Streets. I am very concerned with the negative impact a development of this size would have on our town. The physical and environmental make-up of the town would change drastically much too fast. There would be significant negative impact on all quality of life characteristics, especially for those closest to the proposed area. The traffic increase alone would permanently and negatively alter those qualities that people seek when visiting or becoming residents of West Newbury. Additionally, this development would have the potential to cause harm to the surrounding waterways and watersheds including the Merrimack River, Indian River and Mill Pond, not to mention private wells and septic systems. Overall, I am not opposed to all development, but one of this size and magnitude is a terrible idea. I cannot express my opposition enough.

Thank you for your time.

Sincerely,
Zip Corning
619 Main St,
West Newbury, MA 01985
[REDACTED]

Citizen Comments on the Cottages at Rolling Hills 40B Proposed Development

Donald P. Doak 14 Cortland Ln

- The proposed Plan exceeds the DCHD's definition of "Large" project as defined:
 - in a municipality which has less than 2,500 housing units, as so enumerated, the application for a Comprehensive Permit involves construction of a number of housing units equal to 6% of all housing units in the municipality.
 - **The Plan is for 152 units and the Town of West Newbury has 1,659 housing units so therefore that is 9.2%, far exceeding the 6% of all housing units in the municipality deeming the project "Large".**
- The plot of land at 28 Coffin St could have the most wetlands per acre in the town, and this project will have extreme adverse environmental impact including what appears to be a vernal pool that is currently in the process of being certified.
- It is believed that if indeed the vernal pool is certified, which we believe is likely, the leach fields are entirely too close, and would threaten the wildlife in the vernal pool. As well, **High density placement of tanks**, as in suburban areas, can result in regions containing very high concentrations of wastewater. This water may seep to the land surface, run-off into surface water, or flow directly into the water table.
- The setbacks from current homes and wetlands would not be allowed under any town's zoning laws and would create beyond an undue burden to existing abutters who in good faith purchased with the protection and reasonable expectation that they would have a buffer zone if and development were to be built on the property in question.
- Storm Water run off would gravely put several homes on Coffin St at risk of water damage due to the slope of the land and the inability to divert the water appropriately. Areas of slopes are in excess of 25% exist in multiple locations.
- The strain on Town water would be extensive as the town currently has water resource problems needing to purchase water from Newburyport. For the past several years a watering ban has been in effect most of the summer and adding the water needed would be great financial strain to purchase water from Newburyport, which likely would not even be an option. 152 unites could adversely affect flows required for fire protection throughout the Town.
- The Town determined the appropriate zoning for this property is Rural/Agricultural/Light Residential many years ago for a reason. Based on wetlands, slope, access to rural roads and more. 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 and has there not been any attempt by the developer to meet with abutters, or other citizens, to determine suitable size or scope. Not only does the project not benefit the community, but puts extreme financial burden on town services, water, environmental impact, traffic, and safety, all at once as opposed to a phased in planned implementation adding affordable housing.
- This would “pour” approximately 450+ people (10% increase to the town’s population) all in a short period-of-time, attempting to fit this development into a square acreage of .76 (less than 1%) of the town’s total acreage. This development is being crammed in. Population density currently is: 313 people per square mile, again not fitting the character of the town.
- The Plan calls for parking of 638 cars that would be added to the town roads-This presents considerable traffic and safety issues, with no access to sidewalks near the entrance/exits, or in the subdivision, emptying cars onto a rural winding country roads, Coffin St and Main St. a state highway with extensive traffic already.
- The application states 32 children would be added to the school, and while not a concern to MassHousing for PE, it goes to the deception of the builder’s claims as 46.6% of homes in West Newbury have children 18 and under and that would mean adding 71 children to the school system which is 121% over what was presented in the plan. That is a huge discrepancy and leads us to believe there are other gross inaccuracies in making his case for impact to the town.
- The developer states in the application that “Project is located near jobs, transit and where municipal services are available.” The Town of West Newbury has only 13 very small companies and few owner operated businesses. Transit is over 5.1 miles away (Newburyport Train station,) and certainly not walkable.
- With only 38 affordable units, but 114 market-priced homes, this increases non-affordable housing by 7% while, 38 affordable units only increases affordable housing in the town by 1.7%, which significantly dilutes the contribution of the 38 affordable units toward the Town’s 10%. This does unduly burden the town’s infrastructure needs, cost, safety, environmental impact, abutters and neighborhood property values and livability due to such ridiculous setbacks all for very little benefit to affordable housing. This allows the developer to manipulate and take advantage of a well-intended statute in 40B to help increase affordable housing in a town.....not increase market-priced homes.

- Based on other projects constructed by the developer in the Town, the price of the market units may exceed the median home value in the Town, making no contribution to the effort to make housing in West Newbury more affordable or accessible
- In Section 3.5 “Sustainable Development Criteria Scorecard” under “Method 2” Section (2), the developer indicates that there has been a “Concerted public participation effort (beyond the municipally required public hearings.)” As one of the most impacted abutters the developer has made no attempt to contact me, or anyone abutting the property, or has sought public input.
- The Greenbelt commissioned an appraisal by LandVest (which we can make available) in Dec. 2014 and found this 75 acre plot at 28 Coffin St to be appropriate for a plan of 8, or 16 homes-Far from 152 units.

Town Manager

From: Russ Jones [REDACTED]
Sent: Tuesday, June 2, 2020 6:12 PM
To: Selectmen
Subject: Cottage advisors plan

Dear Town Selectmen:

I can not believe this is actually being supported by the town. West Newbury has always been a place for classic design, horse farms and open spaces. That is why people move here. Over the past 15 years I have watched outside developers come in and ruin the personality of West Newbury. When a single lot is sold to an individual they build a well thought out, attractive home. When ANY developer gets ahold of a lot(s) cheap, vinyl sided, crap is built. I direct your attention to the houses at the end Kimball Rd and the recent homes built on Garden St. These are cookie-cutter homes with absolutely no character.

We put our trust in town government to preserve the integrity and character of West Newbury. Please do your job and protect it.

Russ Jones
Turkey Hill Rd.

Town Manager

From: Jean Lambert [REDACTED]
Sent: Wednesday, June 3, 2020 5:25 PM
To: Town Manager
Subject: Additional Comments on the Proposed 40B, Rolling Hills on Coffin and Main Sts.

Importance: High

To the West Newbury Board of Selectmen:

In early April, I wrote to you concerning the 40B Project Eligibility/Site Approval Application for 28 Coffin/566 Main Streets submitted by Cottage Advisors. In the past two months, I have learned a lot more about how that project, a third development in our Town by this business and a project about 5 times larger than its previous ones - as well as on a scale on which the developer has never built before, would cause significant harm to West Newbury and its residents. For that reason, I am adding to my earlier comments which I have also included below. While I support affordable housing that fits our community, I now feel even more strongly that allowing this project would forever negatively impact our Town, transforming the rural life we residents all value and threatening our safety. Here are my specific reasons:

1. **Unacceptable Size, Density** - In my April comments, I noted the sudden increase in population by 10% that would place an undue burden on town services such as police, fire, and schools. While all this is very true, I have since learned that MassHousing, the approver of the application, does not take those factors and the resulting increased financial burden on residents into consideration. What the 40B regulations do say is that a project that exceeds a certain percentage of a town's existing housing units - based on a formula linked to town size - may be denied. Using this state formula, the maximum housing unit increase by any one development in West Newbury must be no more than 6%. This project would increase both West Newbury housing units and population by 10%. It therefore falls into a category of a project that is too big and too dense for our town size and should be denied.

2. **Traffic Imperiling Residents** - I noted the increased traffic hazards on Coffin and Main Streets in my April comments. Again, MassHousing does not consider traffic an issue, but there are special circumstances here. Conventional estimates, based on the 638 parking spaces marked on the developer's site plan, place the increased traffic volume at an extraordinary additional 2,552 trips daily in our Town. One of the two exits from this development is on Coffin Street, as shown on the site plan. Coffin Street is narrow, hilly, and with several dangerous curves. It cannot absorb this considerable increase in traffic without endangering residents.

Additionally, River Road, accessed by Coffin Street, is a chief recreation road in West Newbury as well as a designated River Trail and a link to the town's Riverbend Recreational Area. Many residents - both adults and children - take advantage of River Road to enjoy scenic river views, bird and wildlife watching, fishing, river access, running, bicycling, walking, and baby carriage pushing. It too is narrow and curvy and dangerous, even under optimum conditions. I walk River Road and Coffin Street almost every day and have seen over and over again that if I am walking and two cars are passing each other, I am in danger of being hit. Multiplying the car trips on these roads by thousands will certainly imperil residents!

3. **Well Contamination by Sewage** - The sewage plant proposed for this project and depicted on the site plan shows four lift stations which, given the topography of the land, are needed to convey the sewage to the leach fields. According to Ray Cook, an engineer on our town Planning Board, such systems require pressurization and are known to leak a great deal. These leaks in the pipes are difficult to find and fix, Ray notes. It seems that such a system would be prone to spewing out effluent into the ground and that this effluent with its bacteria could get into the water table thus compromising the wells of those in the area.

4. **Adverse Effect on Area Wells** - If the development were unable to access town water given its exorbitant need of 40K gallons daily, an amount cited by town Water Superintendent, Mike Gootee, (Water West Newbury just does not have.) and turn to wells, it could limit wells in the area or even run them dry.

5. **Compromises Wetlands** - The wetlands in the plan for this development are disregarded. There are two vernal pools on this property that are not considered. (One of these, which falls partly on the abutting Feehery property is currently in the process of being certified.) State law requires a buffer of 100 feet around vernal pools. Also, the five leach fields sit between two large wetland parcels. Given the likelihood of leakage from the sewage treatment plant described earlier, *E. coli* bacteria could leak into the wetlands hurting them and their wildlife.

6. **Developer's Unkept Promises/Legal Action** - I stated in my earlier comments that this developer has a bad track record of unkept promises and legal trouble. I have learned more about this since then. Residents at his River Hill development off Whetstone Street in West Newbury are currently considering a class action lawsuit against Cottage Advisors to address severe drainage and erosion issues plaguing their neighborhood as a result of promises the developer made but did not keep, poor construction, and dubious practices such as removing all the River Hill topsoil to sell for profit. (Concerning this last point, residents told me they cannot grow lawns given this practice of his.) In the new development he is building on Main Street, Drake's Landing, I heard he is engaging in unethical selling practices by increasing prices suddenly at the closing meeting. He is also facing legal action related to his development in Wells, Maine, and his new development on the old Evergreen Golf Course in Newburyport is experiencing complaints by residents.

I ask that the developer's building history be thoroughly investigated as part of this application. The ZBA also needs to examine the legal actions and complaints against him plus interview residents of Cottage Advisor developments who have been aggrieved by his tactics to get their stories. We do not need this developer to create more problems in our Town.

7. **Increases Town Vulnerability Re Climate Change and Pandemics** - Speaking more generally, why should our Town submit to the extensive clearing of trees this project would require when we know that carbon-storing trees help mitigate climate change and provide habitat for all sorts of wildlife, like the wood frog who breeds in the vernal pool and lives the rest of the time in the nearby woods? Why should all of us in West Newbury - about 4500 residents - increase our vulnerability to climate change plus diminish wildlife habitat so one man can make a lot of money? Why should West Newbury introduce a city within our Town when our current Covid-19 pandemic has clearly demonstrated that density leads to more virus cases and deaths? Why should we as residents risk our physical safety by obliterating rural spacing, all for one man's profit?

Thank you for listening. I care deeply about this Town and have worked to serve it in various ways for over 35 years.

Respectfully,
Jean Lambert

Dr. Jean Trescott Lambert
215 River Road
West Newbury

n Apr 9, 2020, at 6:01 PM, Jean Lambert [REDACTED] wrote:

To the West Newbury Board of Selectmen:

In the interests of the Town as well as the safety and well being of the residents of West Newbury, I ask you to deny the 40B Project Eligibility/Site Approval Application for 28 Coffin/566 Main Sts. submitted by Cottage Advisors. My reasons are these:

1. **Reduction in Quality of Life for All Residents** - A sudden 10% increase in the town's population, which this development would bring, would place undue burden on other town services that would adversely impact all town residents and downgrade quality of life for everyone.

2. **Severe Traffic Dangers** - Residents traveling on Main and Coffin Sts. would take their lives in their hands every time they got in their cars for necessary errands. This would be

especially true on Coffin St. where currently two points of egress from this development are planned. Coffin St. is too narrow a rural road for a volume of traffic to pass easily and too hilly for cars to see each other coming, even in the daylight under optimum conditions plus Coffin has two very dangerous curves with poor visibility from each direction. I have driven Coffin St. for 35 years and am still always on my guard, especially now that folks constantly drive in the middle of the road and you cannot see them until they are very close. It is a dangerous road today and would become deadly with even half the traffic this new development would add.

3. **Water Insufficiency** - It is documented that the needed supply town water is already an issue and this enormous project would make it more difficult and/or more costly for those on town water. Alternatively, if this project were to seek well water, it would make such a demand that those of us in the area on well water would run dry.

4. **Wildlife Endangerment** - The scale of this project would severely constrict an already shrinking wildlife habitat and endanger or kill certain wetland-dwelling protected and endangered species.

5. **Project Plan Not a Fit for our Town** - There are many more specific issues related to this project that others have addressed in comments submitted to you that demonstrate that it is not at all well thought out. 40B projects of this size are meant for urbanized areas close to public transportation or densely populated suburban areas, not rural areas with narrow roads and well water dependency.

6. **Developer's History of Broken Promises/Legal Trouble** - This particular developer promises much but does not deliver what he says he will. Residents I know from River Hill (Follinsbee Lane off Whetstone St.) are now suffering from broken promises made by Cottage Advisors. Also, it has come to my attention that this developer is currently facing legal action relative to a new development of his in Wells, Maine. West Newbury should not allow another development by this developer to create problems for residents and the Town.

For these reasons, I ask you to deny Cottage Advisors 40B Project Eligibility/Site Approval Application for 28 Coffin/566 Main Sts.

Thank you for your consideration. We count on the three of you to help maintain our good quality of life in this Town and our safety. Thank you for serving West Newbury.

Jean T. Lambert
River Road

Town Manager

From: Kathy Feehery [REDACTED]
Sent: Friday, June 5, 2020 1:00 PM
To: Town Manager
Subject: One last 40B comment

Hi Angus,

I realize that comments might be overdue but had neglected to write this to the town. After listening to Jim Whidden's presentation I was made aware of the potential for adverse effects for the wells on my property. The leaching fields for this project are uphill from wetlands we share and I am concerned for the deleterious outputs that will affect not only my wells but also for wells at 526 and 528 Main Street. We are not on the municipal water supply and depend on these wells for a clean, healthy water supply. If this project does not engineer, maintain and monitor the massive septic needed for 152 units of housing, environmental and health concerns will impinge even more on our properties and business.

Thank you for listening and including these issues in the comments to Mass Housing.

Kathy Feehery
Riverrun Farm
540 Main Street
West Newbury MA 01985

Sent from my iPhone

Town Manager

From: Richard Peters [REDACTED]
Sent: Sunday, June 7, 2020 7:30 PM
To: Selectmen; Town Manager
Subject: Opposition to the proposed development of The Cottages at Rolling Hill

Dear Selectmen and Mr. Jennings,

I appreciate that you have important roles, which often come with difficult decisions. My wife and I own three properties in town, two of which, besides our homestead, we purposely acquired to preserve them as hay fields rather than building lots. I care deeply about our town and in trying to maintain its bucolic appeal. I am therefore writing to respectfully voice my strong opposition to the proposed development of the 152 units for the Cottages at Rolling Hill. Unfortunately, in my over 20 years of residence in West Newbury, we have continued to witness a severe degradation of our town due to endless developments progressively ruining what made our town so special. This latest project is obscene in its size and scale and should be objected as it will fundamentally alter the look-and-feel of our town and further damage open space, wetlands, and natural habitats.

I ask you to represent the current West Newbury residents who have voted/appointed you by rejecting this terrible proposal.

Best Regards,

Richard Peters

Town Manager

From: Rob Phillips [REDACTED]
Sent: Tuesday, June 9, 2020 11:00 AM
To: Town Manager
Subject: Coffin Street

Angus:

I hope everything is OK.

I wanted to remind you that I am concerned that someone might advocate that Coffin Street/River Road to be widened if a large development were to occur in the neighborhood.

Essentially, River Road & Coffin Street are the same road handling the same traffic. River Road is constricted and limited as to width and there are sections which might further be problematic given erosion and rising levels of the river.

I believe that a road's width should not vary amongst its corridor and that it should be limited by the width at its narrowest point. In short Coffin Street's width should remain as it is since it delivers traffic to River Road and vice versa.

Wider roads, particularly throughroads, lead to speed. There is no need to deliver cars on Coffin Street quicker to River Road and vice versa. The public use of Coffin Street and River Road involves much more than just cars. Much of the traffic is pedestrian, bicyclists, kids and dogs (on leash).

Please keep the above in mind since inevitably some engineer at some point will be proposing wider streets as the solution to issues presented by a large residential development.

Best regards,
Rob Phillips
[REDACTED]

Town Manager

From: Finance Admin
Sent: Tuesday, June 9, 2020 11:20 AM
To: Town Manager
Subject: FW: [Town of West Newbury MA] WN-Cottages Development (Sent by Sandra Nawrocki, [REDACTED])

I have acknowledged receipt of her message.

Thank you,
Jenny

-----Original Message-----

From: cmsmailer@civicplus.com <cmsmailer@civicplus.com>
Sent: Tuesday, June 09, 2020 9:50 AM
To: Finance Admin <finance.admin@wnewbury.org>
Subject: [Town of West Newbury MA] WN-Cottages Development (Sent by Sandra Nawrocki, [REDACTED])

Hello jwalsh,

Sandra Nawrocki (sandy.nawrocki@comcast.org) has sent you a message via your contact form (<https://www.wnewbury.org/user/3754/contact>) at Town of West Newbury MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.wnewbury.org/user/3754/edit>.

Message:

Hello,

I am writing to express my concern about the proposed mass housing site of development. As proposed it is entirely out of kilter with the ambiance of West Newbury. The density of the housing is what you might expect in a highly developed city, not West Newbury. The traffic generated by so many new inhabitants on this tiny country road is a danger to the neighbors and especially those traveling on route 113. The influx of so many new residents, as proposed, will destroy and overwhelm the schools and infrastructure.

I hope the selectmen, planning and housing boards and town will realize these challenges and make subsequent adjustments to what is proposed. It seems that West Newbury has no strategic plan or vision for where we are going. Who is responsible for developing this? If no one is, then, we are long overdue enacting a plan or vision. What I have seen occur at the last town meeting and with this new proposed development show that we are a ship that is adrift with no course charted.

Thank you,
Sandy Nawrocki

Town Manager

From: David Rowland [REDACTED]
Sent: Wednesday, June 10, 2020 5:21 PM
To: Town Manager
Subject: Proposed Housing

Dear Mr, Jennings

As a resident of Rocks Village I became interested in the proposal in your town to allow a builder to erect a very large development in West Newbury. I seem to recall that this project would be in a rural area next to the Merrimac River and would have over 500 housing units not to mention potentially 600 some cars.

As town manager I doubt that you are unaware of the tremendous tax benefit West Newbury would enjoy if the development were to become a reality. I would offer that the impact would be negative for Rocks Village/Haverhill and other towns. We would face pollution, speeding cars and trucks, awful traffic and ruination of a delightful rural area. There would be more negative impacts which you are no doubt aware of. Your town would be a fiscal disaster because of the costs and would no doubt become another town that people would not want to live in.

As a concerned citizen of a town next door I would urge you to listen not only to your people but also to others.

Dave Rowland
29 East Main St.
Rocks Village, MA 01830

Town Manager

From: David Sunkenberg [REDACTED]
Sent: Thursday, June 11, 2020 4:56 PM
To: Selectmen; Town Manager; Bruce.Tarr@masenate.gov; Leonard.mirra@mahouse.gov
Cc: JANET C SUNKENBERG
Subject: Development

After reading the impact this development will have on West Newbury, I find it extremely detrimental to the town's infrastructure and ability to properly support our residents. I'm not opposed to developments, however the sheer size of this one is completely unacceptable for this community. Scale back, dedicate more open space, something different - Please! This is a foolish plan and one that will have a long lasting impact on our town, the environment and our quality of life.

Appreciate your consideration.

Dave