

External Email Warning Please Delay and Deny the development next to Chebacco Woods

Christine Hribar <christine.hribar@gmail.com>

Wed 5/1/2024 10:23 AM

To: Mary Ellen Feener <permitting@hamiltonma.gov>

Dear Hamilton Zoning Board,

I'm discouraged that this proposal is up in front of the planning board. Please delay and deny the proposed development next to Chebacco Woods. I'm concerned about the loss of trees, the effect on the water quality and wetlands. I've been driving by the flooding and erosion caused by the developments along bridge street. Please delay and deny the proposal at tonight's meeting

Respectfully,

Christine Hribar

135 Asbury St.

External Email Warning Protecting Chebacco Woods

Tracey Westgate <traceywestgate@gmail.com>

Wed 5/1/2024 2:03 PM

To: Mary Ellen Feener <permitting@hamiltonma.gov>

I am writing to express my deep concern regarding the proposed development adjacent to Chebacco Woods. As a member of the community and someone who values the natural beauty and ecological importance of Chebacco Woods, I urge the Zoning Board to delay and ultimately deny the approval of this project.

The project's request for 49 waivers from the town bylaws, which protect wetlands and stormwater to safeguard drinking water and watersheds, is particularly troubling. These bylaws are in place for good reason, and granting such a large number of waivers would set a dangerous precedent and undermine the protections they provide.

Chebacco Woods is not only a vital habitat for wildlife but also a cherished recreational area for residents. The proposed development would not only disrupt this delicate ecosystem but also pose a threat to the quality of life for those who enjoy the woods for hiking and other outdoor activities.

I respectfully request that the Zoning Board consider the long-term impact of this development on our community and the environment. It is crucial to explore alternative solutions that preserve the integrity of Chebacco Woods.

I urge the Zoning Board to delay any decision on this matter to allow for further evaluation of the environmental impact and to work with the developer to find a more suitable location for their project. It is our responsibility to protect and preserve our natural spaces for future generations.

Thank you for your time and consideration.

Tracey Westgate
385 Lake Drive, South Hamilton

External Email Warning RISK

John Cole <johnc@cole-co.com>

Sun 5/5/2024 7:02 PM

To: SelectBoard <selectboard@hamiltonma.gov>; Joe Domelowicz <jdomelowicz@hamiltonma.gov>

Cc: Mary Ellen Feener <permitting@hamiltonma.gov>; Bruce Gingrich <bgingrich@hamiltonma.gov>; Patrick Reffett <preffett@hamiltonma.gov>

📎 1 attachments (176 KB)

Ex: J. - Waiver Request.pdf;

Select Board Members, Mr. Domelowicz,

As a representative of Save Chebacco Trails & Watershed, Inc. I would request that the Select Board take a very deep dive into the risks surrounding CHCP's 40B development Plan and that the Select Board at its next public meeting ask their legal council about the risks associated with the Select Board endorsing this development, by signing the proposed agreement.

I ask, because I am not a risk expert, but there are significant and obvious concerns, especially when reviewing the requested Waivers, the size of this project and the finances of this project.

For example, some of the requested waivers will allow the development to dump their stormwater overflow directly into the wetlands. They have also requested to completely bypass any Stormwater review by the Planning Board, which is the only town body with complete expertise in the subject. Additionally, their waivers include avoiding Performance Bonds, leaving the town completely on the hook.

Why is bypassing the Stormwater bylaw a risk? As mentioned in an earlier email: Over the last 12 months Logan Airport has recorded 54.13 inches of rain. That much rain, falling on 16 acres yields 866 inches or 23,517,536 gallons of water dumping on 16 clear cut acres resting on gravel and granite. All that water is heading unimpeded directly into Beck Pond and the Manchester and Essex water supply. New construction has a very significant number of condiments including PFAS. A failed stormwater design that the town allows to be built, could leave the town liable. PFAS removal is very costly, ranging in the many millions of dollars per pound.

The septic for the development is down-gradient of Meadowbrook Farm's irrigation pond. Drought conditions tend to wick liquid to fill the void (just drip some water on the dry sponge), plus this system is running just 1% below capacity – just 1%. Massachusetts has reported a 20% failure rate of Title 5 systems. Contamination of that irrigation pond would put the farm out of business, plus it drains directly into Beck Pond. Is that a risk you are willing to take?

Is this project a risk the Town wants to take? Is this a risk, you want to take?

THANK you for your considerations.

Respectfully,
John

PS: At this link you can find SCT&W Closing PowerPoint presentation and Closing Letter. These materials have expert details on the risks to the aquifer, the truth about the trails, the total blast/truck loads, and the reality of the time schedule in the developers' own words.

<https://we.tl/t-sEqWmTedyF>

John Cole
617 512 2299



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Future Generations can't speak across time and ask us to act differently.

External Email Warning 40B on 133 Essex

John Cole <johnc@cole-co.com>

Fri 5/3/2024 3:45 PM

To:SelectBoard <selectboard@hamiltonma.gov>;Joe Domelowicz <jdomelowicz@hamiltonma.gov>
Cc:Mary Ellen Feener <permitting@hamiltonma.gov>;Bruce Gingrich <bgingrich@hamiltonma.gov>;Patrick Reffett <preffett@hamiltonma.gov>

Select Board Members, Mr. Domelowicz,

This is a statement from a resident of Chebacco Road.

I was surprised to learn about the "deal" with Mr. Smith to install water along Chebacco Road. Did anyone ask a resident? Undoubtedly, no one has talked to me. Why on earth would we give up having perfect, clear, clean, well water for heavily processed town water that we must pay for?

One can only assume that Mr. Smith understands his plan WILL contaminate the wells, forcing him to provide clean water to everyone with a well. He's doing it now to make it look like he's doing "us" a favor. It's not. Eventually, and hopefully, soon, the Town will understand that Larry Smith and Cathy Rich do not care one tiny bit about Hamilton or the people who live here. Their only concern is how to make a ton of money on the backs of the Town. As you review the Planning Board's decisions, you will quickly realize that his promises are a sham.

There will be NO trails left. The developer is constructing a massive road off the top of the development to build and service the rain gardens and septic, and by massive, consider that the vehicles they will use are not allowed to run a public road. That road runs where the trail used to be. A service road is not a trail. Does that sound like a trail to you? This so-called trail is the only one of many that will remain. Let's also clear the air on the trail's use. When Frank Rich owned the property, he asked that the trails be maintained because he respected their centuries-long history and did not want anyone to get hurt. It was not until Frank Rich's siblings owned the property that passage was restricted.

Forty-nine waivers should be a significant red flag to the Select Board. This is your proof that this developer has zero concern for your community and that of our neighbors. Considering the Town's Planning Board unanimously denied both permits with two very detailed reports, why would the Select Board even consider supporting this project? Why would the Select Board allow a massive \$100M+ project to start without a Performance Bond? What happens when Manchester sues Hamilton because they need to spend millions of dollars to clear the PFAS that will rain down upon everyone who drinks from this water. What does the Town do when Larry can't produce the next \$10M to keep the project moving? Remember that the developer's model has been to build a unit, sell a unit. What happens when people don't want to spend \$1.5M for a condo in a construction zone? A construction zone will last for many years.

External Email Warning Chebacco Woods Project Under Consideration - PLEASE DELAY HEARING

Sharon Esker <sharonesker@me.com>

Wed 5/1/2024 6:04 PM

To: Mary Ellen Feener <permitting@hamiltonma.gov>

To Whom It May Concern -

We are Hamilton residents at 18 Alan Road. When we moved here in 2012, one of the primary reasons was for the beautiful natural environment in Hamilton and in its neighboring towns. We have spent many mornings and afternoons stomping through Chebacco Woods with our son, and then our daughter, and now our dog, as well. These are precious grounds for animals, insects, water, trees, plants - and people who love this beautiful resource.

We are pleading: Please delay the hearing for the proposal of the destructive project that will decimate the woods. Please make every effort to prevent this project from advancing.

We have watched with disgust the nightmare of a project on Bridge Street. We can't let what happened on that hillside happen to Chebacco. We have to learn from past mistakes and move to protect Chebacco as best as we can.

Please move to delay the hearing for this project tonight.

Thank you,
Sharon and Aaron Esker
18 Alan Road
S Hamilton, MA 01982

Sharon Tosto Esker
sharonesker@mac.com
617-285-4358



Please consider the environment before printing this email.