

Mark Connors

From: Jacob Fiumara <[REDACTED]>
Sent: Tuesday, October 21, 2025 2:42 PM
To: allplanningboard; SelectBoard; Joe Domelowicz; Mark Connors
Cc: Madeline Fiumara; Meredith Kokos; Mary Cookson; Duncan McIntyre; Joanie Schoch; Lauren Ledbetter; Kathleen McIntyre; John Schoch; john johndespic.com; Casey Kokos; Ann and Ryan Ryan-Small; Betsy Clark; Susan Gribbell; Amy and Bob Cavilla; Kate Horgen; Brittany Flaherty; Rudolph Pizzano; DAVID DASHCUND; Phil Down; Tim Ledbetter; Ian Cookson; Ron and Liz Rossetti; aroensch@hotmail.com; Valyri Zieff
Subject: External Email Warning BHOD - Comments to Latest Uploaded Documents
Attachments: JHF Edits to Tables.pdf; [2019.03.15] Mackie Shea, PC comment letter to Hamilton re Development at Gordon-Conwell (1).pdf; Example Traffic Study.pdf

Dear Members of the Planning Board and Select Board,

Unfortunately, I am unable to attend this evening's Planning Board meeting, but I would like to provide comments on the recently uploaded BHOD documents.

My primary feedback follows GCTS's statement at last night's Select Board meeting that commercial use should be limited to only **Pilgrim Hall** and the **Gate House**. To avoid future confusion, I recommend explicitly prohibiting commercial use elsewhere on campus, with exceptions only for these two buildings.

Attached are redlined versions of the four tables and additional comments summarized below:

Table 1

- Reduce the allowable expansion threshold from **10% to 2.5%**. On the Lower Campus, a 10% increase equals roughly **19,400 SF**, which exceeds the size of several existing buildings. A 2.5% cap accommodates small additions or stair towers, consistent with intent.
- Restrict commercial space to the **Gate House** and **Pilgrim Hall** per GCTS's proposal.

Table 2

- Add **2–4 dwelling units** as a permitted use for HL.
- Remove multi-family uses (>4 units) outside the Lower Campus to preserve housing diversity and avoid additional large apartment buildings.
- Eliminate nearly all commercial uses except **Institutional: Senior Serviced Housing**.
- Prohibit **retail** and **structured parking** across the site.

Table 3

- Remove **retail** and **structured parking** from accessory uses.
- Limit **Retreat House** reuse to **residential purposes** only.

Table 4

- Remove **Office/Professional Services**, as commercial use should only occur in **Pilgrim Hall** and the **Gate House**.

Additional Comments to provided documents.

BHOD Buildout Options

- Cap total building square footage at **397,343 SF** for the entire site if ownership or use changes from Dover Amendment applicability. ~~EAR restrictions are also helpful, but there should be a clear SF Maximum stated for the entire site.~~
- Include this cap in both the **zoning documents** and **Development Agreement** for long-term clarity.
- There was a discussion of shifting more open space to the Middle Campus which was originally intended. Is that still the intent?

Wastewater Treatment

- Request that GCTS's consultant, **Martinage Engineering**, share its latest reports publicly and GCTS to make them available to respond to resident questions.
- Establish a restriction preventing physical expansion of the wastewater treatment plant near abutters; any necessary expansion should occur closer to the center of the property.

Transportation (Howard Stein Hudson)

- The Transportation Fact Sheet provided identifies trip volumes but lacks a **safety analysis**.
- Please have the follow-on report address **onsite safety**: speed limits, speed humps, sidewalks, and truck turning radius improvements.
 - With the site transitioning to apartments and new public uses, these upgrades are both timely and financially feasible now.
- Attached is a draft Traffic Study that was completed for a different development site in town that is only missing the safety analysis since this site is all new.

GPOD (Groundwater Protection Overlay District)

- A 2019 legal letter(attached) to the Select Board raised unresolved concerns about the site's compliance with GPOD regulations.
- The BHOD proposal appears inconsistent with GPOD requirements, specifically the **80,000 SF per dwelling unit** standard. Clarification is needed before adoption.

Thank you for your time and consideration. Please feel free to contact me with any questions.

Sincerely,
Jake Fiumara