October 22, 2021

Mr. Michael Busby
Relationship Manager
Comprehensive Permit Program
Massachusetts Housing Finance Agency
One Beacon Street
Boston, MA 02108

RE: Hanover Ames Pond, Tewksbury - Comprehensive Permit Site Approval Application by The Hanover Companies

Dear Mr. Busby:

This letter is submitted by the Tewksbury Select Board in response to the application for a Project Eligibility Letter filed by The Hanover Companies (Hanover) for their Hanover-Ames Pond project located off Ames Pond Drive in Tewksbury, MA.

The Tewksbury Select Board met with representatives of Hanover on July 13, 2021 prior to their decision to seek a Project Eligibility Letter through MassHousing. Representatives of Hanover have met with town administration, public safety departments and public works officials. They have also met with the abutters of the property on a few occasions. Most recently, on September 28, 2021, members of the development team participated in the MassHousing site walk with various town department representatives, an abutter and members from the Local Housing Partnership and the Open Space and Recreation Committee.

To allow for public input, the Select Board established a dedicated email address to take comments from the public which are included as Exhibit A to this letter.

Town departments have an ongoing dialogue with the development team. Staff comments are included as Exhibit B. These are preliminary comments, however, and additional reviews will be conducted over the course of the hearing process.

While the currently proposed project would provide important housing benefits to the Town of Tewksbury, we recognize that construction of the present design may create several important detrimental impacts identified in this letter that deserve to be fully investigated, peer reviewed, and mitigated. The Select Board recommends that a positive dialogue immediately be undertaken
with the developer that both enables an initial response by the development team to the technical issues that have been raised and identifies alternatives in size and layout to the current proposal that the developer may be willing to consider. The priority issues include, but are not limited to, height, scale, architectural design, public safety, grades, access, stormwater, traffic, and sewer capacity. From there, a full and impartial investigation of all issues can be effectively conducted by the Zoning Board of Appeals (ZBA), including independent peer reviews.

Qualifications and Experience of the Development Team
Tewksbury is familiar with the development team as Hanover previously constructed a 364-unit project in the vicinity of the proposed development, known as The Lodge at Ames Pond on Ames Hill Drive. We are aware of their reputation and the projects they have completed in other communities. Our past experience with Hanover was professional, competent and cooperative although the experience at that location has raised a level of concern. Specifically:

- **July 27, 2009** - The first documented failure of stormwater management, resulting in the discharge of sediment-laden water into the adjacent Ames Pond.
- **August 28, 2009** – An Enforcement Order was issued by the Conservation Commission. 
- **September 3, 2009** – A letter from the Chairman of the Tewksbury Conservation Commission stating that the Enforcement Order dated August 28, 2009 will be rescinded immediately and construction activities may resume.
- **April 9, 2010** – MassDEP issued Hanover an Administrative Consent Order (ACO), which summarizes dates of stormwater management failures and actions to be taken by Hanover immediately upon the issuance of the ACO.
- **July 30, 2010** – Final decision from MassDEP issued which included Hanover to pay a civil administrative penalty of $149,010.
- **September 20, 2010** – Restoration Plan was submitted and approved by MassDEP.

Relation to Local Housing Needs
Tewksbury has taken important steps in recent years to expand the availability of housing options in the town that are affordable for low to moderate income people. These efforts include approval of zoning overlay districts which have inclusionary housing provisions for multi-family housing developments. Most recently, a rental project at 2230 Main Street: qualified for 34 units to be included on the Subsidized Housing Inventory (SHI). This project brought the Town to over 10% on the SHI for the period covered by the 2010 U.S. Census. This project was locally permitted through an overlay district and received its special permit from the Planning Board on May 8, 2017.

On July 19, 2021, the Tewksbury Planning Board approved a 21-unit veterans’ housing development sponsored by SoldierOn and Tewksbury Home Build. It is anticipated that these units will also be added to the SHI. Tewksbury has other projects in the pipeline that will be making applications through the Local Action Unit program. These include seven units at 1325 Main Street and three units at 935 Main Street. These units are in addition to four single-family affordable units created with Tewksbury Home Build and Habitat for Humanity of Greater Lowell. The Town has three additional single-family sites that will be made available through a request for proposal process in the near future. The Town of Tewksbury has also worked with the
Tewksbury Housing Authority to secure two properties for affordable rentals. In 2017, Tewksbury prevented 77 rental units from being removed from the SHI, by purchasing an affordable deed rider at $1.7 million out of the Town’s Affordable Housing Trust Fund.

**Appropriateness of Site**
Hanover-Ames Pond is proposed for a 30.8 acre site located on Ames Pond Drive in Tewksbury in the Office Research District. This is one of the largest remaining undeveloped parcels of land in Tewksbury.

The proposed density is 9.74 units per acre. This compares to 10 projects since 2015 that have been built or are currently under construction having an average density of 9.14 units per acre. Ultimately, across these 10 projects, there will be 413 multi-family units on 45.2 acres.

Based on an overall familiarity with the town and the results of examining this particular location, the conclusion is that the size and characteristics of this parcel are consistent with the construction of multifamily housing but the magnitude of the project is still a concern. It should be noted that the project does not conform to the abutting single family residential neighborhood.

**Potential Issues**
In any decision-making process, potential adverse impacts need to be balanced against potential benefits. In a comprehensive permit process, this is a responsibility that Tewksbury’s ZBA has demonstrated they can competently perform.

The following are initial considerations of the Hanover-Ames Pond proposal that merit detailed analysis, review, and mitigation:

- Traffic- We anticipate significant traffic impacts on Andover Street (Rt. 133) and the nearby streets in Tewksbury, where peak period congestion already is common. What steps can be taken to improve pedestrian safety especially for school-age children?
- Sewerage – Sewer capacity issues need to be fully addressed by the applicant.
- Scale and Massing- The scale and massing of the buildings are a significant concern and needs to be addressed by the applicant.
- Public Safety- Adequate public safety access and mitigating increased call volume remain significant concerns.
- School-Age Children/ Fiscal Impacts-- While the Housing Appeals Committee (HAC) has determined that the impact on schools is a community rather than a developer responsibility in evaluating a comprehensive permit application, this is nonetheless an important issue that must be evaluated. We encourage the developer to work cooperatively with the Town using marginal or incremental costs for each school affected rather than system-wide average costs.
- Architectural Design – Design of the buildings must complement the adjacent residential neighborhood. The exterior façade should be changed to more natural looking textures (stone vs. non-traditional block) and to natural looking colors that blend in to the surroundings.
• Visual - A three-dimensional electronic model should be constructed using equivalent horizontal and vertical scales and including vegetation that will permit the development to be viewed from nearby properties in Tewksbury. This visual analysis will determine if the proposed development is appropriately sized and adequately screened, fenced and provides neighborhood security to nearby homes.

• Remaining land outside of development area- The developer has indicated it only intends to develop on the site footprint as shown on the conceptual plans. There is a concern that land that is developable today outside of the footprint may be developed in the future. A commitment should be made that this will not be the case and a conservation restriction be place on the land.

• Environmental Concerns- The Town is concerned about the wetlands, wildlife habitat and plant life at the site. This will need further review and analysis. In addition, the recently signed *Act Creating a Next Generation Roadmap for Massachusetts Climate Policy* should be followed where applicable and more specifically where changes to the building code are being proposed.

**Recommendation**

Subject to the issues and concerns identified in this letter and its exhibits, the Tewksbury Select Board could support a project of multifamily rental housing. The Board recommends that additional technical impact information should be made available for consideration before initiating a ZBA comprehensive permit public hearing process. This would include design and mitigation plans currently being considered by the development team as well as the exploration of possible alternative project sizes and configurations.

Sincerely,

Jay Kelly, Chair
Tewksbury Select Board

cc: Richard Montuori; Tewksbury Town Manager
    Nancy Rego; Chair, Zoning Board of Appeals
    Stephen Johnson, Chair, Planning Board
    Robert A. Kocsmiersky, Chair, Finance Committee

Encl.

Exhibit A: Resident Comments
Exhibit B: Department/ Board Comments
EXHIBIT A
PRIORITY - ABUTTER DESIGN CONCERNS

CONCEPTUAL DESIGN (IF APPROVED) WILL HAVE A SIGNIFICANT LONG TERM NEGATIVE IMPACT ON ALL TOWN WIDE INFRASTRUCTURE, COST IMPACT WILL STRAIN LOCAL BUDGETS, INCREASING THE COST TO LIVE IN TERWILLEGART, REQUIRING THE REDUCTION IN CRITICAL TOWN SERVICES INCLUDING FOR EXAMPLE PUBLIC SAFETY, PUBLIC EDUCATION, LIBRARY, SENIOR CITIZEN SERVICES

1.1 PROPOSED HEIGHT OF ALL (5) 55 FOOT BUILDINGS NEED TO BE REDUCED TO (3) LEVELS OR 35 FEET MAXIMUM

1.2 SCALE/DENSITY/MASSING OF THE SITE NEEDS TO BE REDUCED BY A MINIMUM OF 20 PERCENT

1.3 IT MUST BE AGREED IN WRITING BY ALL PARTIES THAT HE EASEMENT BETWEEN #80 CARDIGAN ROAD AND #90 CARDIGAN MUST NOT BE USED FOR ANY CURRENT OR PERPETUAL ACCESS TO ALL CURRENT AND FUTURE AMES POND BUILDINGS AND SITES

1.4 IT MUST BE AGREED BY ALL PARTIES THAT THE RESIDUAL BALANCE OF THE 300 AMES POND SITE MUST NOT INCLUDE ANY PERPETUAL BUILDING CONSTRUCTION OR BUILD OUT.

(A) HANOVERS PROPOSAL DOES NOT MEET EXISTING 40B DESIGN STANDARDS

(per Massachusetts 40B handbook to be used by all affordable housing agencies)

DOES NOT MEET: It does not conform to the rural/residential characteristics of the town

DOES NOT MEET: Building heights, massing, density, and scale do not accommodate Mass 40B principle of attractive small scale affordable housing adjacent to single family neighborhoods.

DOES NOT MEET: Clusters of 2, 3, 4-8 units building adjacent to surrounding neighborhoods

DOES NOT MEET: "relationship to adjoining streets is critically important"

DOES NOT MEET: "features to minimize mass and scale should be the same size as the features of adjacent properties"

DOES NOT MEET: "the surrounding and existing development patterns need to be considered in the permit application"

DOES NOT MEET: Topographic contours across the site and adjacent properties need to be included in site designs

DOES NOT MEET: Natural resources including wetlands, endangered and threatened plants and wildlife need to be highly factored in site design

DOES NOT MEET: Site and environmental restrictions are a key factor in site design

DOES NOT MEET: The site location is not pedestrian friendly, does not promote smart growth, green initiatives, and reduction of auto exhaust pollutants

DOES NOT MEET: Site is not in close proximity to grocery stores, pharmacies and other critical retail establishments

(B) ENGINEERING STUDIES/SITE DESIGN
| REQUIRED | Extensive engineering studies need to be performed and then reviewed by independent peer review teams and validated per current certifications standards |
| REQUIRED | Traffic, water sewer capacity & displacement, wetland and environmental studies, stormwater management system needs to be designed, constructed and maintained. Stormwater management system needs to be designed, constructed and maintained per current town bylaws and Massachusetts state DEP standards |
| REQUIRED | Extensive surveyor studies to flag all appropriate site boundaries, wetlands, NO BUILD ZONES, NO DISTURB ZONES, BUFFER ZONES, ETC |
| REQUIRED | Agreed tree cutting plan (hanover, town conservation agent, conservation committee, open space committee) to ensure that ZERO trees are cut, removed, or modified by misidentification/misinterpretation of wetland standards, including endangered and concerned tree species throughout the site |
| REQUIRED | Storm water run off, water retention basins, erosion and contamination control and maintenance, must be strictly designed to protect natural aquifer boundaries, and extensive wetland protection |
| REQUIRED | Extensive public safety/public good factors must be clearly documented by Town Police, Town Fire, DPW, and Public Health department heads and officials |
| REQUIRED | Extensive studies of current water volumes, projected water volumes caused by site water run off, and Ames Pond capacity and dam studies & standards must be adhered to |

**Cardigan Road Access and Easement ( = ZERO )**

- **ZERO ACCESS**
  - The proposed usage of the easement must be strictly denied for any/all development and town (short term/long term) purposes during, site planning, engineering studies, pre and post construction purposes and must remain in perpetuity. Site deeds must be updated at developer's expense.
  - Vehicle use of Cardigan Road for engineering studies, construction vehicles and post construction vehicles to be strictly denied.
  - ZERO parking allowed on Cardigan road for contractor workers privileges.
  - Pedestrian access to the construction site is not allowed without abutters approval.
  - The 100' proposed natural buffer must not be disturbed or modified during construction and ultimate occupany.

**Abutters Screenings and Fencing**

- **REQUIRED**
  - Extended tree plantings indigenous to the site and subject to abutter approval must be performed by developer.
  - High quality, high quality fencing (12 feet in height), design to be determined by abutters must be installed along the entire abutter perimeter from 70 to 160 Cardigan Road or extended as necessary for non-access & safety concerns to abutter properties.
  - Scale of the buildings especially building height & the number of buildings (density) need to be mitigated by all parties.
  - Opportunities for expanded setbacks to buildings need to be examined.

**Town Wide Financial Cost Assessment**

- **REQUIRED**
  - Financial impact on all planned, unplanned and budgeted monies across all time-wide services and programs must be identified for a minimum 10 year period.

**Residual 300 Ames Pond Acreage**
<table>
<thead>
<tr>
<th>CRITICAL CONCERNS</th>
<th>Perpetual use of the residual balance of the site, including pond access parcel must be clearly defined and agreed to by developer and town management</th>
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<tbody>
<tr>
<td>CRITICAL CONCERNS</td>
<td>Walking trails, open space access must be clearly restricted to 300 Ames Pond residents only. Public access to the pond and the site must be denied, by the developer, and conveyed to all future property owners.</td>
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<tr>
<td>CRITICAL CONCERNS</td>
<td>All agreements made between the developer, the town of Tewksbury and direct abutters must be conveyed to current and all future property owners and be remained in perpetuity</td>
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<p>| NOTES * | developer includes all agents, contractors, consultants of Hanover Development Company |</p>
<table>
<thead>
<tr>
<th>Category</th>
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<tr>
<td>Preliminary</td>
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<td>Does the applicant have the legal right to apply for 40B permitting status on land they are not the official owner of record</td>
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<td>40B developments strain local budgets, making it more costly to live, and forces town to cut other critical budgeting services including education, public safety, DPW, library and senior citizen support and services</td>
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<td>Burden on Town Resources</td>
<td>Human</td>
<td>police, fire, medical, teachers, DPW</td>
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<td>Physical</td>
<td>schools, buses, facilities</td>
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<td>water pipes, water pumping stations, water supply, water treatment plant, sewer, waste disposal, volume, trash disposal</td>
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<td>gas, electric efficiencies &amp; capacity, supply issues, supply failures roadways, traffic</td>
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<td>will developer be charged a sewer fee during construction period, increased costs in public safety, education, will take budgeted $2 out of other town services</td>
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<td>Capital: Costs</td>
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<td>infrastructure costs: schooling, roadways, DPW, utilities, water, sewer, police, fire, medical ambulance, natural resources, waste disposal, town bonds/financing costs to cover these expanded infrastructure costs, loss of wildlife habitation and open space</td>
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<td>**impact fees</td>
<td>TOWN MUST CONTRACT APPROVED IMPACT FEES AGREEMENT WITH DEVELOPER TO COVER ALL INFRASTRUCTURE COSTS FOR A MINIMUM 10 YEAR POST DEVELOPMENT PERIOD</td>
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<td>Environment</td>
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<td>water, air, noise pollution (Less trees)</td>
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<td>wildlife endangerment, natural &amp; native plants, animal species</td>
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<td>reduction/destruction of wetlands which have a significant impact on all of natural growth, water absorption and water filtration, heat, climate change, asphalt parking lots- removal of natural buffer &amp; water run off and absorption</td>
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<td>parking lot debris, oil, gas, into natural water table</td>
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<td>water retention basins cause dramatic changes to natural waterflows and discharge</td>
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<td>impact on local flood plains</td>
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<td>impact on overall water table as non-wetland property going to be consumed by buildings &amp; parking lots</td>
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<td>shift in water flow : flooding properties and basements</td>
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<td>erosion of top soil, natural soils and topographies</td>
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<td>toxic discharge of sediments, debris into arnes pond</td>
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<td>destruction of natural aquifer barriers, regular inspection and maintenance of permanent erosion control devices</td>
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<td>adherence to approved construction details</td>
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<td>provision for drainage into bordering wetlands</td>
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<td>notice of intent conditions with town conservation commission</td>
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<td>erosion of soil and natural landscaping by construction vehicles</td>
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<td>trenches, holes must be filled at the end of each day</td>
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</table>
protection of trees & vegetation outside of build zone
no fertilizers or chemicals allowed on property
no sand/salt for snow clearance on inbound roads & parking lots
issues as to the locations where the snow/sand/salt of vehicles is to be dumped/plowed
SMART GROWTH VS urban sprawl factors must be designed and maintained within the site

**Required Studies**
paid by hanover

- traffic
- public safety, school age children
- water capacity, water table studies
- state highway access load, state access approval
- Ames Pond water quality
- gas line
- sewer line
- power shortage priorities/response
- water supply for fires in woods, apartments
- tree planting studies -appropriate screening
- existing conditions plan
- site tree cutting plan
- increased water volume, rating/capacity of dam/dikes
- inspection of dam by army corp of engineers
- extensive wetland surveys & studies
- assessment/inspection/certification of existing dams & dike
- inspection and maintenance of dam & dike per current state and federal regulations

**Site design**

- utility infrastructure, water, sewer, gas
- buffer zones: abutters (cardigan and overlook)
- property maintenance
- building lighting
- hours of operation outside areas: dog park, pool, fire pits, bbq area and other community areas
- control and access to facility common areas by outsiders
- security of complex and adjacent properties
- grading plan?
- fencing, screening details
- tree planting design
- ZERO construction vehicles and construction access from cardigan road
- foundation issues with groundwater table

**Construction**

- exploratory excavations regarding utility lines, markings etc
- developer responsible for all damage and repairs to existing roadways, sidewalks, curbing pre site and during construction
- installation/inspection of all erosion and sediment control devices during construction
- timely replacement, repair and maintenance of all erosion control devices
- dust control, and mud free control on site & affected neighborhoods
- no tracking of dust, chemicals etc from vehicles in construction site to local roadways (construction, commercial & personal vehicles)
- entrance/exit to site must be fully secure (7x24)
100% restoration of disturbed areas
devices to prevent construction debris and site debris from flowing into wetlands and drainage systems
storage of building materials and waste at site especially toxic and flammable products NOT NEAR WETLAND AREAS
controlled removal of gas, oil, diesel fuel, solvents and paint from site
secured and safe storage of fuels, oils, flammables on site
Fire prevention equipment and supplies on site (heavily wooded areas)
controlled hours of construction access: pre-site, during & post construction including engineering studies (mon-fri 7am-6pm)
number and types of vehicles anticipated to be entering site on a daily basis
restricted access to local roads for construction vehicles, delivery and commercial vehicles
removal of flammable and toxic supplies during weekends
security personnel to remain on site 7x24

**Communication & Escalations**
hours of operation approved, posted and enforced for all pre site preparations, during and post construction
procedure for residents to publicly report violations of site provisions by developer to appropriate town authorities
procedure for immediate town enforce of developers violations of agreed guidelines. Immediate cease and desist orders, with all site
activities to be shut down during findings review and resolution
DEED RIDER ensuring that the property will remain affordable with each sale & resale

**Notes:**
developer includes all agents, and contractors representing the developer
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<th>Category</th>
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<th>Description</th>
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<tr>
<td>Wetlands Protection Act</td>
<td>310CMR 10.00</td>
<td>to provide/protect clean drinking water, prevent flooding, storm damage while supporting wildlife</td>
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<td>state</td>
<td>MassDep oversees all state laws &amp; appeals</td>
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<td>local</td>
<td>inland wetlands = marshes, wet meadows, bogs, swamps ponds, streams, creeks administered by local conservation commission</td>
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<td>developer must contact con com if working within 100 feet of wetlands</td>
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<td>developer needs to file NOI notice of intent if wetlands will be affected</td>
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<td>rare species = all vertebrate, invertebrate animals, all plant species listed as endangered, threatened, or are a special concern per the Mass Fisheries and Wildlife</td>
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<td>Con Com will provide an Order of Conditions if approved</td>
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<td>applicant, abutters or group of 10 residents can appeal to MassDep</td>
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<td>Water Quality certificate required (section 401 of act)</td>
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<td>buffer zone from marked wetlands is 100' horizontal</td>
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<td>no vista pruning within 50' of waterline or vegetated wetlands</td>
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<td>applicant has the burden of proof that the proposed project involves a storm water management system; designed, constructed, installed, operated, maintained, according Stormwater Management Policy 310 CMR 10.05</td>
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<td>water capacities, peak discharge rates to recharge ground water and remove suspended solids must be the same pre/during/post construction. How often is this going to be measured?</td>
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<td>cutting or removing trees within bordering wetlands is limited to 50' of the basal area and must be cut when soil is frozen or stable. Basal area = the average amount of an area (acre) occupied by tree stems. All stems measured at breast height expressed per unit by acre</td>
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<td>there should be no filling, excavations, or other changes made to topography, hydrology, or resource areas</td>
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<td>no cutting of trees, branches within 25' of a bank</td>
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<td>alter means changing the conditions of existing drainage, salinity distributions, sedimentation patterns, flow patterns in water retention areas</td>
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<td>Cert of Compliance by issuing authority that all work completed per the order of conditions</td>
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<td>Ames Pond Findings</td>
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<td>per Natural &amp; Cultural Resource article</td>
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<td>federally listed/protected bald eagles over winter at ames pond</td>
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<td>water treatment plant processes 7m gallons/day</td>
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<td>pump capacity 2.6m gallons/day</td>
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<td>development in/near wetlands creates flooding and septic system failure</td>
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<td>aquifer lies south of Ames Pond near Great Swamp to allow the groundwater to be used as future source for water supply</td>
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town wide sewer project has negatively affected water filtration rates and ground water recharge

Paxton Woodbridge soil, identified at Ames Pond not suitable for development

Tewksbury has lost many of its softwoods in the last 45 years, (red silver maple, white oak, hemlock) common in wetlands

Tewks has ZERO> minimal open space corridors to support fragile wildlife populations (green heron, red tailed hawks, screech owls, not spotted in recent years

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<tr>
<th>Relationship with Town Master Plan</th>
<th>Impact</th>
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<tr>
<td>Master Plan</td>
<td>Impact of over development to town master plan (wetlands, environment) disregarded to manage development so that it respects the topography, and character of the land and existing vegetation eliminate and prevent long term potential environmental hazards con comm should use its bylaw powers to restrict development near or on wetland areas</td>
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<td>Category</td>
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<td>Tewksbury Con Comm</td>
<td>By-Laws</td>
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<td>Storm Water</td>
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<td>Wetlands value</td>
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<td>By-law 2013 violations</td>
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<td>definition</td>
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failure to submit necessary plans, documents or fees
failure to meet design specs, performance standards,
failure to avoid or prevent significant cumulative effect upon the BY LAW values

Cert of Compliance
issu​ed by Con Comm validated by a registered architect, landscape architect, civil engineer, or land surveyor
<table>
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<tr>
<th>Fire Department Reports</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
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<td>Responses</td>
<td>63</td>
<td>72</td>
<td>69</td>
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<tr>
<td>(including medical)</td>
<td>(38)</td>
<td>(33)</td>
<td>(30)</td>
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<tr>
<td>Documented Fires</td>
<td>1</td>
<td>2</td>
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</tbody>
</table>

Notes: North St fire station is 50 years old may need upgrades to meet NFPA standards

<table>
<thead>
<tr>
<th>Police Dept Reports</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service Calls (dispatched &amp; initiated)</td>
<td>496</td>
<td>410</td>
<td>211</td>
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<tr>
<td>Assaults</td>
<td>15</td>
<td>13</td>
<td>5</td>
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<tr>
<td>Disturbance</td>
<td>4</td>
<td>2</td>
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<tr>
<td>Domestic Disturbance</td>
<td>44</td>
<td>32</td>
<td>17</td>
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</tbody>
</table>

** is this high for the population there??

| Drugs/Narcotics                | 7    | 0    | 20   |
| Larceny                        | 9    | 18   | 7    |

Lawrence Gas Explosion
Sept 2018

(1) death
(2+) dozen seriously injured
Cause = explosion on over pressured gas lines per feds

Total fines and penalties paid + $252 million
$56m to state: to low income gas customers to fund clean energy measures in homes, buildings

$143 settlement  class action lawsuit

$ 53 m federal fine

settled October 8, 2016

Columbia Gas forced to leave Mass and transfer assets to Eversource Energy by Nov 1, 2016
<table>
<thead>
<tr>
<th>Development Name</th>
<th>Type (40B or LIP)</th>
<th>Built</th>
<th>Sold</th>
<th>Sales $$</th>
<th>Number of Units</th>
<th>Current Owner</th>
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<td>Ridge @ Blue Hills</td>
<td></td>
<td>2010</td>
<td></td>
<td>$40m</td>
<td>186</td>
<td>UDR</td>
<td>781-499-2012</td>
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<td>Ames Lodge *</td>
<td>40B</td>
<td>2009</td>
<td>2010</td>
<td></td>
<td>360</td>
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<tr>
<td>Lodge @ Stoughton</td>
<td></td>
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<td>2014</td>
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<td>Cambridge Park</td>
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<td>2020</td>
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<td>833-323-9623</td>
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<td>Lodge @ Foxboro</td>
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<td>250</td>
<td>UDR</td>
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<tr>
<td>Westford Valley</td>
<td></td>
<td>2019</td>
<td>2020</td>
<td></td>
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<tr>
<td>Westford Hills *</td>
<td>2019</td>
<td>2020</td>
<td></td>
<td></td>
<td>180</td>
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<td></td>
<td>$72m</td>
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<td>Graystar</td>
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<tr>
<td>The Point Andover</td>
<td>40B</td>
<td></td>
<td></td>
<td></td>
<td>224</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total # units</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2001</td>
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<tr>
<td>Avg Units/Site</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>250</td>
<td></td>
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</table>
Objective/Guidelines

- developments that conform to the rural/residential character of the town
- prefer developments that are located close to existing multi-family districts and proposed mixed use areas
- attractive, small scale affordable housing development on these areas
- attached housing units to be designed to blend composition with surrounding single family neighborhoods
- clusters of 2, 3, 3-4 unit buildings closest to neighboring single family neighborhoods

Position

- this location is contrary to state priority of affordable housing near commercial/retail business that are pedestrian accessible, not auto dependent, is safe (no sidewalks), pollution free, and supports green growth initiatives

40B purpose

- proposed project is appropriate for residential development
- its conceptual design is appropriate for the site
- no guidance on density, design for site is the focus
- agency may reject a proposal if it is deemed inappropriate, or make a determination that the project needs to be modified, including density

Regulations & Design Elements

- proposed project is appropriate for residential development
- important to mitigate height, scale, of building to adjoining residential sites, and surrounding space and natural elements
- take advantage of natural typography to help buffer massing (the buildings overall volume)
- recognition, safekeeping and protection of sites environmental resources is critical and
- considerations of all drainage on the site and surrounding areas
- typography needs to be a factor in design and heights of the buildings

MAKE UP A PROJECT DESIGN FAILURE
SCOREBOARD

- critical considerations include, separation from local housing, separation from street, and landscaping buffers

Application input requirements

- locus map
- existing site conditions of site wetlands, setbacks, topographic relief
- building specifications # units, #bedrooms
- exterior elevations of proposed buildings
- % of land occupied by buildings
- % of land occupied by parking spaces, ratio of parking spaces to units
- surveys and plot plans
- site & easement restrictions
- topographic contours across the site into adjoining areas

Review Design

- site appearance: color, paving, lighting, roof pitch, plantings indigenous to the site
- pedestrian and vehicle safety, traffic flow
- storage areas, screening of dumpsters from adjoining properties
- trash compactor location, safety and noise
Comments on Proposed Hanover 40 B Project at Ames Pond Tewksbury, MA
Bruce Shick - 30 Lucille Dr., Tewksbury

Having attended the site walk at Ames Pond on Sept 28th and toured the project Hanover developed in Westford, MA on Sept 30th, I am offering the following personal comments on the proposed project.

1. If the Ames Pond project is to be substantially the same as Westford, these rental units will be an outstanding place to live, especially in the wooded setting next to Ames Pond. The interior design and amenities are quite attractive and functional.

2. Based upon the concerns about lights being visible from the abutters homes as expressed by the representative of the abutters who attended the site walk, I suggest that Hanover explore the possibility of installing windows that diminish the amount of interior light that is emitted from the apartments. I have been told that the exterior lighting is designed to keep the light within the site as much as possible.

3. Hanover plans to install a limited number of charging stations for electric cars. While a limited number may have worked in the past few years, I suggest that Hanover design and provide the conduit etc. needed to increase the number of electric vehicles charging stations dramatically in the future without requiring major construction expense to the owner and disruption to the tenants.

4. The exterior facade of the buildings in Westford blends nicely into the office park located next to the apartment buildings. In my opinion, it does not fit well with the wooded, natural surroundings that are available at Ames Pond. I strongly advise Hanover to consider changing the exterior facade to natural looking textures (stone look vs non-traditional brick) and to natural looking colors that blend into the surroundings vs. stand out from them in an unattractive way.

My overall assessment is that Hanover has the opportunity to make this project an asset to the town of Tewksbury in more ways than just helping us meet the required percentage of affordable housing. We clearly need more affordable housing that will allow young people who grew up in town to be able to continue to live here as they start their own independent lives as contributing members of society. If Hanover chooses to share the open space at the project with the town at large, that will be a welcome addition to the opportunities for healthy, outdoor activities - one of the most popular attributes of the town. By limiting the impact on abutters, which I believe Hanover is attempting to do, Hanover has the opportunity to be a model for friendly development (even if by 40B) in the Boston metro area.
----- Forwarded message from Joan Unger <joanu2.ru@gmail.com> -----  
Date: Fri, 1 Oct 2021 13:16:03 -0400  
From: Joan Unger <joanu2.ru@gmail.com>  
Subject: Hanover Project  
To: hanoverproject@tewksbury-ma.gov  
Cc: Jayne Wellman <millerjayne96@gmail.com>, Jay Kelly <jaytewksbury@gmail.com>, James Mackey <jmackey@tewksbury-ma.gov>, Anne Marie Stronach <annemariestronach@gmail.com>, Todd Johnson <tjohnsonesq@gmail.com>, Richard Montuori <rmontuori@tewksbury-ma.gov>  

My heartfelt objection to this project is not that it is a 40B project, nor that it is a NIMBY (Not In My Back Yard) project. It is sad and frustrating that so many people don’t understand that this is our last piece of beautiful property and when it is gone, it is gone forever! I have heard people say “Those North Tewksbury people are such snobs. They don’t want any projects on that land.” Instead, we don’t want to lose the most beautiful piece of land in Tewksbury. Before it was fenced off, Jim and I used to walk that property. It was so peaceful! There were wildflowers, birds, animals, and beautiful swans. If the Town purchased the property, it could be an oasis for the residents. Families could enjoy picnics. They could boat and perhaps swim. How much would it impact our taxes? I swear that if I was wealthy I would buy the land and give it to the town. But alas - I am not. I am sorry that the individual responsible for this does not have the same vision and feeling about Tewksbury and the residents and the environment.  

One day the money from the project will be gone. The buildings will be old and worn. They are just materials. But, the land will be gone forever.  

Sincerely  

Joan Unger Harmon  
cell: 508-254-6000  
home office: 978-851-6296  

----- End forwarded message -----
My big beef with the building of these 300 apartments at Ames Pond is the following:—

1. Taxes will be raised for all residents for the following reasons:

   This development will require more Police, Firefighters, DPW workers, additional schools & teachers (two and three bedroom apartments will bring more school age kids), Post Office workers, and additional traffic in this area.

2. Why should we put all the 40B in this development that is needed for us to make up for the 40B that the Town should have already met with all the new developments that have been built in our area. The buyouts by the former builders should never have been accepted unless the Town had already met the percentages that we needed.

3. This area is abutting Ames Pond and the possibility of contaminants can possibly pollute the water. This is crucial to the area! Insecticides could be used to spray the area for insects and for the lawn & mosquitoes

4. Wild life will be moved out of their habitat. They will have them locating where they will be able to survive. Maybe in someones wooded backyard.

Unfortunately, this will **NOT** help our tax rate. It will raise it to cover all of the things that will be needed in regards to the building of this development.

Thank you for hearing me out. I hope you will take some of these potential problems and give us answers on my problems to this development.
To whom it may concern

We are strongly against this project. The proposed plan would cost long-time residents thousands of dollars in new taxes and put an extreme burden on Police, Fire n 1st responders. From what I can see is this Proposal wants to create a town within the Town. I don’t think the Founding Fathers nor The Town Charter would be aligned with said project.

Sincerely

Cynthia Fitzsimmons
William Fitzsimmons
Janet Hartung
161 John St, Tewksbury, MA 01876

857-417-0386
xx
Per article the town doesn't have enough affordable housing but allowing another 300 to get 75 affordable units is ludicrous. That means hundreds more cars on the roads ever day. This town's infrastructure can not handle the volume now. The traffic and road conditions on Main Street are so congested & riddled with potholes that folks are finding cut throughs in the neighborhoods, most of which have no sidewalks, just to avoid that road. Every time I drive down Main Street (not often) all I see are new developments and empty storefronts.

There has to be another way off adding to the pool of affordable housing with what is already here. The town managers need to get creative.

Diane McKenney
10 Carleton Rd

Sent from my iPad
Dear Zoning Board Members,

I am very concerned about this proposed project. The roads in this area can't support the current levels of traffic. Adding a 300-unit rental property would only make matters worse. If you decide to approve this project, please consider some serious road reconstruction to accommodate better traffic flow.

Thanks,
Dawn Michelle
25 Fiske St, Tewksbury, MA 01876

Whether you think you can, or you think you can't, you are right! - Henry Ford
Just wanted to say that while there are some valid concerns about this project, overall all, I support it and I think it will be a net benefit to the community. The current land owner could easily develop this land himself, or he could probably sell it for a lot more money to another developer who would put a regular condo unit in. Instead it’s being devoted to 40B.

I think I would rather affordable housing be scattered through town, in houses that are indistinguishable from any other house. That’s not what we have though, and this is a good alternative.

Income rates have not grown nearly as fast as it should have for the last...4 or 5 decades? There is a lot a person can do if their rent isn’t such a burden on their finances. I hope it creates more and better opportunities for the people who end up living here.
Hello,

I think we have enough condo’s in town. We probably have more units here that any other towns in the area. Just what we need it more traffic in town.

I have been a resident of Tewksbury since 1966, it was a lovely town, not so much anymore. I can barely afford to live here anymore with all the tax increases that we have every year. It looks like the builders do what they want in this town. I though we had solved that problems a number of years ago. Now a new generation of builders are building as many condo’s as they want.

I would vote a big No on having another condo complex in the down.

Frederick McKinnon
1501 Whipple Rd.
Tewksbury
As a life long resident of this town, it is hard to recognize the current landscape as the town I grew up in anymore. It seems our small town is turning into a dumpy, disjointed city.
I thought we had a restriction on how many floors a building could have? Why have these restrictions if we constantly allow builders to break them, but then nail tax paying residents to the wall when they try to build a garage or addition onto their home?
The burden will be far to heavy on our roadways, schools, police and fire departments if we allow this to be built. I live off of Andover St, and between the school, businesses, and the Highway access, the traffic is insane now, never mind adding hundreds of new cars into the mix from this development.
I am all for development of the land, but this is not the right move for our town.
Sincerely,
Heather Cuneo-Burns
Folks,

Regarding the Build proposed for Ames Pond,

How about we wait until 80-90% of all the empty condos and buildings are occupied before we build anything else in Tewksbury?

Just stating my opinion.

John Toland
Date: 09/23/2021 [12:27:44 AM EDT]
From: monahan631@gmail.com
To: hanoverproject@tewksbury-ma.gov
Subject: Ames pond

Please don't not build so many apartments on this parcel of land. Our schools cannot handle the additional students, our town roads were designed for a farm town with winding roads, and no sidewalks. Adding this many additional cars to our roads is dangerous. The other apartment complex across the way is an area with a high arrest rate for drug trafficking. If you have to build, build high end homes in large lots. The medium price for a home in Andover which this lands borders is over $700,000, larger homes sell for well over a million.

Thank you
Kristen Monahan
Tewksbury, MA

Sent from my iPhone
Hello,

I am responding to the communication about the 300-unit housing project at Ames Pond in Tewksbury. As a long-time resident of the community, I am opposed to this housing development. There is construction occurring on Main Street and in other parts of town on a never-ending basis. There are multiple apartment complexes and affordable housing options in Tewksbury and the surrounding towns already.

Additionally, Tewksbury does not need to invest in more housing developments that obstruct the natural landscape of our town. I would love to walk around open spaces in Tewksbury without wondering if the space will be taken over by a multi-unit building. As a concerned resident, I urge the Hanover Company to pull out of this project.

Thank you.
Date: 09/25/2021 [07:00:05 AM EDT]
From: Michele Dickson <michele@touchpointfg.com>
To: hanoverproject@tewksbury-ma.gov
Subject: Ames Pond Project
I do not think this is a good idea at all. There is enough congestion in the area as it is and Tewksbury does not need any kind of influx of people added to our roles to stress our resources. Apartments would not even generate enough revenue to pay for the town services. Since it would be close to 2 major driving routes- there would also be an increase in drug activity which that area has a problem with already.

Not a good idea for this town.

Michele Dickeson

Touchpoint Financial Advisor Group
400 Unicorn Park Drive 1st Floor
Woburn, MA 01801
Telephone: 781-569-6002
Fax: 781-932-9091
www.touchpointfg.com
Hello,

I've lived in Tewksbury for 26 years. I've seen this Town change tremendously and not for the better. The taxes are outrageous now. The traffic is crazy. The schools are already crowded enough. Tewksbury is littered with empty storefronts and buildings. We've lost so many beautiful trees due to all the building projects. We've lost that small town charm. People who paid off their homes are stuck between a rock and a hard place and deserve better. Doesn't make financial sense to sell but we can barely swing the taxes. So we can't just "move" if we don't like the Town anymore. Can't we just leave Tewksbury alone and stop building for at least 10 years. Enough is enough. I've gone to meetings before to oppose new buildings and it doesn't seem to matter. The Town continues to be taken over as if it is slowly being converted to Cambridge, Somerville or Everett. Please put an end to this potential building project.

Nancy McCauley
I am against this project. The development of apartments in town has exploded and we have enough transient living. The Ames Pond project in particular is not agreeable given the criminal history in and around the Ames Pond area. We do not need more apartments in Tewksbury!!

Susanne Berian

Sent from Samsung Galaxy smartphone.
1. With 300 units, the population of Tewksbury will potentially increase by a minimum of 600 adults. A reasonable assumption will be that there will be children in these families. If you assume even 1 child per family, then we are looking at at least 300 more students to be absorbed into the school system. There is the likelihood that some families will have more than 1 child that will need school services. How is Tewksbury set to meet this need?

2. Most households have 2 cars, at a minimum. How is Tewsbury going to deal with the problems of increased traffic congestion, road maintenance, noise and pollution?

3. Such a large increase in households will require more public services. What will be done to ensure that the police and fire are adequately staffed to provide safety services?

4. Another complex next to a body of water will increase the potential for pollution of a waterway. What will be done to mitigate the damage to wildlife and vegetation?

5. Why is this complex the one to have affordable housing units, and not Balsam or Joan's Farm?

Susan Young
Date: 09/22/2021 [02:18:32 PM EDT]
From: THOMAS COOKE <tlcooke45@gmail.com>
To: hanoverproject@tewksbury-ma.gov
Cc: "Finance Committee Mailbox (fincom2@tewksbury-ma.gov)" <fincom2@tewksbury-ma.gov>, Richard Montuori <rmontuori@tewksbury-ma.gov>, Steve Sadwick <ssadwick@tewksbury-ma.gov>, Robert Kocsmiersky <robk99@gmail.com>, Thomas Cooke <tlcooke45@gmail.com>
Subject: AMES POND HANOVER PROJECT

QUESTIONS:
1. HOW MUCH WILL THE COMMERCIAL REAL ESTATE TAXES COME IN AS REVENUE TO THE TOWN AS NEW REVENUE UNDER NEW GROWTH?

2. WILL THE SITE INCLUDE IN IT'S FOOTPRINT COMMERCIAL RETAIL CONVENIENCE STORE FRONTS FOR RENT?

3. HOW MANY UNITS WILL BE AFFORDABLE HOUSING UNITS? WILL THEY BE SOLD AS CONDO'S OR RENTABLE UNITS?

4. WILL ALL UNITS BE OWNER OCCUPIED IF THEY ARE CONDO'S?

5. WILL THERE BE AN ENGINEERING ENVIRONMENTAL IMPACT STUDY REQUIRED ON THE LAND DEVELOPED AND THE SURROUNDING WATERWAY AND BOUNDARIES OF PROPERTY LEADING UP TO AMES POND?

6. WHAT WILL BE THE REVENUE FROM STORM WATER MANAGEMENT ON THE SITE?

7. WILL THERE BE ANY LINKAGE PAYMENTS FOR THE UPGRADES TO SEWER PUMP STATION ON ANDOVER STREET AND RECENT UPGRADES TO THE NEW FORCE MAIN FROM SAME STATION UP ANDOVER STREET TO TRULL ROAD?

8. WILL DEVELOPER PAY FOR EACH UNIT THE $5,000.00/UNIT CONNECTION FEE TO SEWER?

9. WILL THERE BE LINKAGE PAYMENTS TO THE TOWN FOR DOMESTIC WATER AND FIRE FIGHTING WATER SERVICE?

10. HOW MANY SCHOOL AGE CHILDREN IS ESTIMATED TO ENTER THE TEWKSURY SCHOOL SYSTEM?

11. WILL THERE BE AN ON SITE SEWER TREATMENT PLANT FOR PRETREATMENT OF SEWAGE PRIOR TO SEWER EFFLUENT ENTERING ENTERING THE TOWN SEWER INFRASTRUCTURE AND PUMP STATION WET WELL AT THE ANDOVER PUMPING STATION?

12. WILL THE TOWN PROVIDE RUBBISH PICKUP AND/OR THE DEVELOPER. WHAT IS ESTIMATED TONNAGE WEEKLY/OR MONTHLY IF PROCESSED BY THE TOWN'S CONTRACT ON DISPOSAL?

13. WAS THERE ANY STIPULATED COVENANTS FILED WITH THE SALE OF THE PROPERTY TO THE PREVIOUS OWNER OF PROPERTY RELATED TO TOWN SERVICES AND STATE APPROVAL OF THE 40B APPLICATION?
No. Reject proposal as it stands. Tewksbury has way too many apartments.

Suggest creating a 55+ community of both garden style and separate condominiums. Keep building height at 3 levels - we’re a suburb, don’t want to look like Boston.

These communities are in high demand and necessary for our aging residents.

Tammy Enax
2 South Oliver Street
Tewksbury
----- Forwarded message from Nick Iannuzzi <rebauzzi12@gmail.com> ----- 
Date: Fri, 15 Oct 2021 02:41:49 -0400 
From: Nick Iannuzzi <rebauzzi12@gmail.com> 
To: hanoverproject@tewksbury-ma.gov 

Please stop this project, no resident of Tewksbury wants this. Now it's the job to defend us and put the breaks on this overplayed trend of more apartments in our town. Project brings in 0 revenue more problems in form of traffic, crime, town resources and places the burden on the residents. This is the last of the undeveloped land around the pond and your about 2 ruin it. Big construction has been trying to build there for 30 plus years and past elected officials has stoped them so now it's your turn.

----- End forwarded message -----
----- Forwarded message from JOHN KIERSEY <jdk131@verizon.net> -----  
   Date: Sun, 17 Oct 2021 15:40:32 -0400  
   From: JOHN KIERSEY <jdk131@verizon.net>  
   Subject: Not Good for Tewksbury  
   To: hanoverproject@tewksbury-ma.gov  

I can't believe that we are now facing another 40B that will overload all the Resources of the Town. We have the funds to build the needed affordable housing to reach our required goal but have dropped the Ball to getting it done! Where are the leaders of our Town? Obviously asleep at the wheel! Shame on our leaders, We will be paying for this for many years to come!

John Kiersey  
Disappointed Tewksbury Resident  
781-258-7723

Sent from my iPad

----- End forwarded message -----
EXHIBIT B
The Open Space and Recreation Plan Committee is pleased to offer these suggestions to promote greater public access to appropriate areas of open space land being purchased by the Hanover Company for its proposed 40 B development at Ames Pond in Tewksbury. To provide some context, most of Tewksbury's open space assets are located 4 1/2 - 5 1/2 miles and 10-13 minutes’ drive from Ames Pond. Providing public access at Ames Pond would be a significant improvement for all Tewksbury residents, but particularly those who live in the Ames Pond quadrant of the town.

Specific suggestions are:

1. Allow the creation of natural walking trails, approximately 4-6 feet wide, around the pond on Hanover owned land. By Mass statute Chapter 21: Section 17C Hanover is essentially protected from liability if it allows free access to these open spaces. Hanover is encouraged to review the statute to gain its own understanding of the law.

2. If allowed under an agreement with Hanover, the Town has the ability to build appropriate boardwalks, to create walking trails, and to maintain these assets through its volunteer trail stewards. Examples of these efforts in Tewksbury are readily available to be viewed if requested. A working example of a trail maintenance agreement used by Sudbury Valley Trustees (land trust) is available for review if requested.

3. Develop and install a kayak/canoe launch/pier at either or both area #1 and #4 on the attached photo. It is likely that some people will opt to use these piers for fishing.

4. Provide additional parking area (not necessarily paved) near these areas to allow non-residents of the project to park while accessing these areas and the walking trails.

5. It is our understanding that the project will include a dog park. Making the dog park available to all residents of Tewksbury would be a huge benefit to the Town. (It is likely that residents of the Hanover project will access the existing trails in town for walking their dogs when they want to get out into the woods for longer walks.) Again, additional parking (not necessarily paved) near the dog park will reduce the opportunity for potential conflicts arising from parking in spaces dedicated to Hanover project residents.

6. To the extent possible, we encourage Hanover to use native plantings in its landscaping. Given the location of the project near wetlands, native plantings are both beneficial to the environment and popular with many of the tenants who will want to live near the natural surroundings that Ames Pond offers. The Native Plant Trust (https://www.nativeplanttrust.org) is headquartered not far from Tewksbury. It is focused on New England native plants and offers many options for understanding which plants are best suited to various environments. They also raise and sell native plants to the public to support their work.

Attachment: Annotated aerial photo of Ames Pond.
1. Access through existing narrow path
   - Path widening likely required
   - No Existing Official Parking
   - Vehicles currently parking on shoulder

2. Potential access through existing narrow path
   - Path widening and grading likely required
   - Private Parking lot

3. Various potential access points at near water level
   - Private Parking lot

4. Potential direct access pending tree clearing
   - Shallow areas around pond edge
RE: Tewksbury Conservation Commission Initial Comment for the Comprehensive Permit Site Approval Application, “Hanover Ames Pond”, located at 300 Ames Pond Drive, Tewksbury, MA

Members of the Tewksbury Board of Selectmen,

The Tewksbury Conservation Commission (or the “Commission”) and the Tewksbury Conservation Agent are in receipt of the Comprehensive Permit Site Approval Application submitted by Hanover Company regarding the project titled “Hanover Ames Pond” (hereinafter referred to as the “Project”) located at 300 Ames Pond Drive, Tewksbury, Massachusetts 01876. On September 15, 2021, the Tewksbury Conservation Commission and the Conservation Agent discussed the Project’s impacts on jurisdictional areas including bordering vegetated wetlands (BVWs) and the one-hundred foot (100-foot) buffer zone of BVW. After discussion of the Project, the Tewksbury Conservation Commission has developed the following comments:

1. The filing of a Notice of Intent (NOI) will be required. Within the NOI, the Hanover Company shall include plans that detail:
   a. Delineated wetland resource areas and their associated buffer zones (including the 25-foot No Disturb Zone, 50-foot No Build Zone, and 100’-foot buffer zone from BVWs) relative to proposed construction & tree/understory clearing areas;
   b. Erosion and sediment control location and design;
   c. Stormwater conveyance, including (but not limited to) the location of underground infiltration systems, detention/retention ponds, and outfalls;
   d. Landscaping plan;
   e. The location of proposed utilities; and
   f. An Operation and Maintenance plan relative to stormwater management throughout construction phases of the project and the management of erosion and sediment controls.

2. Due to the magnitude of the Project, the Hanover Company shall not erect any structures that will encroach into the fifty foot (50-foot) No Build Zone in accordance with the Tewksbury Conservation Commission Wetlands Protection Bylaw (hereinafter referred to as the “Bylaw”).
3. Prior to construction, appropriate erosion and sediment controls shall be established in accordance with the potential approved plans accompanying the future NOI and conditions within any Order of Conditions issued, which shall be inspected by the Conservation Agent prior to the commencement of construction. Additionally, prior to the commencement of construction, the 25-foot No Disturb Zone shall be staked out with permanent wooden stakes, while the 50-foot No Build Zone shall be staked out prior to and during construction.

4. Stormwater is one of the primary concerns for the Commission. Aside from the Hanover Company bringing forth plans detailing stormwater management within their future NOI submittal (addressed in comment #1), the Commission had the following comments:

   a. Where will stormwater be directed? If practicable, stormwater conveyed through the stormwater system within the proposed 300 Ames Pond Drive development shall not be discharged into Ames Pond.

   b. Where will detention/retention basins be located?

   c. The Hanover Company shall not apply fertilizer and herbicide to landscaped areas within the Commission’s jurisdictional areas where stormwater, whether through the stormwater conveyance system or via sheet flow, would cause the deposition of these chemicals into Ames Pond.

5. The Commission may request a wildlife habitat evaluation for the proposed developed areas of the Project parcel.

6. The Project site is approximately 137.57 acres, and the development parcel will be approximately 30.8 Acres. Would Hanover Company be willing to devote the rest of the 106.77 acres to Open Space, especially if the majority that land would normally be protected under our Wetlands Protection Bylaws?

7. Hanover Company is seeking a waiver because the proposed buildings are 4 stories tall, or 55'-0". Tewksbury Bylaws maximum allowed height is 2.5 stories or 35', whichever is less. Because Hanover Company is already seeking a waiver for allowable building height, would Hanover Company consider adding an underground or mid-ground parking garage under building 5 (potentially raising the height past 55', and removing the proposed parking spots between the development and Cardigan Road (assuming the Town of Tewksbury also approves)? This would allow for a larger no-disturb setback than the current 100-foot setback that is being proposed.

8. Other than tree clearing already proposed within the NOI submittal, any proposed tree clearing occurring within jurisdictional areas of the Commission shall receive a proper permit through the Commission. Trees which are deemed to pose an immediate threat to human health and safety may qualify for Emergency Certification.

10. Can the Hanover Company confirm whether a septic system will be used or if the development will utilize the Town’s sewer system? If septic will be used, where will the septic system be located?

11. According to the July 2019 “Existing Conditions Plan” provided by Civil Design Consultants, Inc. of Andover, Massachusetts, there is an “approximate location of existing septic” mapped on the plan. The Commission would like to inquire about what exactly this is and if this requires the appropriate abandonment of any septic tank in accordance with applicable state and local regulations.

12. The Hanover Company shall retain a wetland scientist who will serve as the project’s Environmental Monitor (EM). The EM shall be responsible for overseeing work related to wetland restoration, wetland replication, and/or maintenance of erosion and sediment controls. The EM shall report environmental condition to the Conservation Agent at a minimum of once per month or as needed.

13. A detailed construction schedule shall be submitted to the Conservation Commission or its Agent prior to the start of work.

14. The contractor shall ensure proper dust control measures are used for the duration of the work.

15. A plan showing area designated for the following items shall be submitted to the Conservation Commission or its Agent prior to the start of work:
   a. Overnight equipment storage;
   b. Cleaning and maintenance areas;
   c. Refueling station and secondary containment area (if any);
   d. Temporary bathroom facilities;
   e. Office facilities; and
   f. Trash/dumpster areas;

16. Storing, servicing or cleaning of equipment, including but not limited to fueling changing, adding or applying lubricants or hydraulic fluids, or washing/rinsing of trucks or equipment, shall be performed outside the 100-foot BVW buffer zone. Any on-site fueling tanks must have a secondary containment area.
If you require any additional information or have any questions, please contact the Conservation Agent within the Tewksbury Department of Community Development.

Sincerely,

[Signature]

Joe Fontaine  
Town Planner/Conservation Agent  
1009 Main Street  
Tewksbury, Massachusetts 01876  
978-640-4370 x255
September 20, 2021

Mr. Montuori,

This is in regards to the Hanover 40B project at 300 Ames Pond Dr. With the scope of this proposal being 5 buildings and up to 300 units, we can expect an increase in call volume of approximately 60 to 70 calls per year to this site with about 30-40 being medical in nature. This is based upon our experiences with the Ames Hill Dr. project. On the surface, this does not seem like a major stress on the fire department resources. However, as these additional calls are added to the continuing increase in call volume, an inevitable strain on resources should be considered.

I have also included the fire department requirements, and the plan submittal reference sheet that this project will have to meet as our Fire Prevention Office reviews all plans. As you will see, they will be required to meet all the requirements like any project as it pertains to height and fire department access to the buildings.

Please feel free to let me know if there are any further questions that may need to be answered from the Fire Department.

Sincerely,

Joseph W. Kearns
Fire Chief
Tewksbury Fire Department
Fire Department Requirements for Residential Complexes

Date: September 13, 2021

Proposed Property: Hanover Ames Pond - Preliminary IDR

Project Contact: Steve Dazzo
Development Partner | Hanover Company
One Marina Park Drive, Suite 701
Boston, MA 02210
O: 857-400-0794 C: 847.790.6794

Location of Project: 300 Ames Pond Drive

Fire Department Access and water supply per 527 CMR and 780 CMR.

1) Roadways to include but not limited to:

a) A road shall extend to within 50’ of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

b) A road shall be provided such that any portion of the facility or any portion of the exterior wall of the first story of the building is located not more than 150’ (250’ for a building with a sprinkler system) from Fire Department access roads as measured by an approved route around the exterior of the building.

c) Roads shall have an unobstructed width of at least 20’. Fire Department access roads constructed in the boulevard-style shall be allowed where each lane is less than 20 feet but not less than 10 feet when they do not provide access to a building or structure. (527 CMR 1.00: 18.2.3.4.1.1)

d) More than one access roads shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, terrain, etc. (527 CMR 1.00: 18.2.3.3)

e) Fire department access road plans must include an analysis and evaluation of fire apparatus maneuvers throughout the access roads created by swept path analysis and turn simulation software (Auto turn software). The Fire Department Ladder truck has a turning radius of 38’. (527 CMR 1.00: 18.1.1.3)

f) Dead-end fire department access roads in excess of 150’ in length shall be provided with approved provisions for fire apparatus to turn around. (527 CMR 1.00: 18.2.3.4.4)

g) Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft. 6 in. (527 CMR 18.2.3.4.1.2). This includes any canopy.
2) The building shall be equipped with an adequate fire sprinkler and standpipe system, designed and installed according to State building code and NFPA 13.

3) All fire protection system plans must be submitted for review prior to application for a work permit and before any work is initiated. **This will include a Fire Protection Narrative as described in 780 CMR 901.2.1**

4) The Fire Department Connection (FDC) to the sprinkler system shall be a single four inch (4") Stortz connection. (Location to be determined)

5) A fire hydrant shall be provided between an unobstructed 50’ and 100’ from the FDC. The hydrants must have an appropriate marker fastened to it so we can locate it.

6) The underground piping which connects the municipal water main to the building sprinkler system and/or any yard hydrants shall be considered part of the sprinkler system and as such, it shall be installed, flushed, and tested as per sprinkler system requirements per applicable NFPA 13 & 25 standards.

7) The building shall be equipped with an adequate fire alarm system designed and installed according to State building code and applicable NFPA guidelines.

8) The fire alarm system shall monitor the sprinkler system, fire alarm devices, and any suppression system within the building.

9) Any alarm of fire shall be transmitted to the E-911 Communications Center by way of a Tewksbury Fire Department approved Radio Master Box or a through a U.L. approved dialer. The property owner shall be responsible for the continued monitoring of fire alarm, supervisory, and trouble signals of the fire alarm as required by NFPA 72.

10) The fire alarm control panel and sprinkler control valve shall be located in a room accessible from the exterior of the building adjacent to the parking area. The access door need not be on the front side of the building; however, the walkway access to the door must be continuously maintained and clear of impediments.


12) A building access box shall be provided for after-hours emergency keyed access by the Fire Department; the location of which will be determined. (527 CMR 1.00: 18.2.2.1)

13) Structures undergoing construction, alteration, or demolition operations, including those in underground locations, shall comply with NFPA 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations.
14) A fire protection plan shall be established and submitted in accordance with the Building Code.

15) Proposed street and subdivision name must be submitted to the Board of Selectmen for approval in accordance the Address Assignment By-Law.

16) Building and unit number plans must be submitted to and approved by the Fire Prevention Office as early as possible in the project and before any occupancy.

17) At the start of or prior to any site work, an approved street sign must be installed at the main street entrance of the project.

The referenced codes and/or publications listed above shall be those in effect at the time of application.

Yours in Safety;

Lieutenant Daniel D. Sawicki
Tewksbury Fire Dept.
(978) 604-6027 cell
(978) 640-7823 office
fireprevention@tewksbury-ma.gov
Plan Submittal  527 CMR NFPA 1  780 CMR  901.2.1

Tier 1

Section 1

a) Fire protection *narrative*: describes what the building will be, what it will be used for, what is being done for fire alarm and sprinklers written out on 8 1/2 x 11 paper

b) Plans showing site access for fire department and Hydrant location

c) Use group and occupancy of building and construction type

d) Size, height of building

e) Storage type and height if any

Section 2  Applicable Laws and Regulations


Section 3  Design Responsibility

a) Name of person /Firm that is designing the systems

Section 4  Installation of Systems

a) Types of systems being installed {standpipe, sprinkler, kitchen, alarm etc}

Section 5 – Features Used in the Design Methodology

Section 6  Sequence of Operation

a) What happens when something happens in system {water flow in sprinkler-alarm, dirty detector-s suppressive...}
901.2.1 Document Submittal Process. This process includes three tiers of the minimum document submittal requirements. This process does not preclude the permit applicant from submitting additional documents; for example shop drawings along with the construction documents at time of permit application.

1. Tier One, Construction Documents - Prior to issuance of a building permit, construction documents for the fire protection system must be submitted in accordance with section 107.1.2 and a building permit obtained prior to the installation of fire protection systems or modifications, alterations, additions or deletions to an existing fire protection system. The construction documents shall contain sufficient information to completely describe each of the fire protection system(s) for which a permit is to be issued. The construction documents shall include the following:

a. Each system shall be described in a narrative report, which contains:
   i. design methodology for the protection of the occupancy and hazards in accordance with this code and applicable NFPA Standards and,
   ii. sequence of operation of all fire protection systems and operations and,
   iii. testing criteria to be used for final system acceptance.
b. Building and site access for fire-fighting and/or rescue vehicle(s) and personnel.
c. Fire hydrant(s) location and water supply information.
d. Type/description and design layout of the automatic sprinkler system(s).
e. Automatic sprinkler system(s) control equipment location.
f. Type/description and design layout of the automatic standpipe system(s).
g. Standpipe system hose valve(s) type and location.
h. Fire department Siamese connection type(s) and location.
i. Type/description and design layout of the fire protective signaling system(s).
j. Fire protective signaling system(s) control equipment and remote annunciator location.
k. Type/description and design layout of the smoke control or exhaust system(s).
l. Smoke control or exhaust system(s) control equipment location.
m. Building life safety system features (auxiliary functions) required to be integrated as part of the fire protective signaling system(s).
n. Type/description and design layout of the fire extinguishing system(s).
o. Fire extinguishing system(s) control equipment location.
p. Fire protection system(s) equipment room location.
q. Fire protection system(s) equipment identification and operation signs.
r. Fire protection system(s) alarm/supervisory signal transmission method and location.
e. Fire command center location.
t. Type/description and location of any emergency alarm system.
u. Type/description and location of any alternative fire suppression system or protection.
v. Type/description and location of any carbon monoxide protection.

2. Tier Two, Shop Drawings - Prior to installation of fire protection systems, shop drawings, where applicable, shall be submitted to the building official and fire official and shall contain, but not be limited to; detailed design layout, equipment specifications, system sequence of operation, and analysis to substantiate the design. Shop drawings shall note the name(s), license number(s) and license expiration date(s) of the contractor(s) installing the fire protection systems.

Exception. For shop drawings of Fire Alarm and Detection Systems see section 907.1.2 for applicable requirements.

   907.1.2.1 Installer Identification. Shop drawings shall note the name(s), license number(s) and license expiration date(s) of the contractor(s) installing the fire protection systems.

3. Tier Three, Record Drawings - As built plans shall be provided to the building owner for all fire protection and life safety systems that are sealed as reviewed and approved by the registered design professional or legally recognized professional performing Construction Control. Where changes to original shop drawings are minor, a list of as-built changes shall be permitted to be submitted where sealed and reviewed and approved by the registered design professional or legally recognized professional performing Construction Control.
From: Jim Williams [mailto:jwilliams@tewksbury-ma.gov]  
Sent: Tuesday, September 21, 2021 1:58 PM  
To: Richard Montuori  
Subject: Re: Hanover Ames Pond-PEL Application

Sir,

At this time I have a concern regrading the limited access to the facility. I know it was a point of contention with the local residents that a secondary access road be available but I believe that there should be something in place in the event that the main road becomes inaccessible.

The provided illustration seems light on the available parking spaces. If they end up in the ballpark of 300 units, there appears to be only one spot per unit. Maybe it is just a rough draft of the proposed parking structure? I know parking has always been an issue at Lodge apartments on the other side of the pond. Again, maybe only the drawing but handicap spaces also seem lighter than I would suspect for the number of people proposed to be living there.

After reading the provided document, I saw no mention of a security systems for the entire facility. Is it something that just would not be mentioned at this point in the project? I would hope that the parking areas were well monitor and that the police would have access to the video system, much like we do with hotels in town, in the event that an incident should occur in site.

James Williams  
Administrative Lieutenant  
Tewksbury Police Department  
918 Main St Tewksbury, MA 01876  
jwilliams@tewksbury-ma.gov  
Office (978) 851-7355 ext 244 Fax (978) 851-8520  
Work cell (508) 341-7159