

2021 NOV 22 9:43 AM

From: Kathleen Boyd <wkboydfamily@outlook.com>
Sent: Monday, November 22, 2021 9:43 AM
To: Zoning Rockland
Cc: Liza Landy; Douglas Lapp
Subject: 320 Concord Street, 40B Development Proposal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Kathleen Boyd
343 Concord Street
Rockland, MA 02370

To Mr. Rob Rosa, Chairman of the Rockland ZBA and the members of the ZBA,

In response to the recent ZBA meeting on November 16, 2021 I would like to add some remarks as a neighbor of interest for the proposed development at #320 Concord St. We have lived at #343 Concord St since the year 2000. Please have this read into and recorded with the documents for this project.

Mr. Rosa, I was disheartened by your statement regarding abutter input for this project. I am very well aware of the "in-fighting" within the neighborhood and some former neighbors. At #343 Concord St we are situated diagonally across the street from #320 with a clear view of the property, especially from our front living room window. I am sorry that you have not given other neighbors like ourselves the benefit of the doubt that we are not involved in the "in-fighting".

This proposed development at #320 does definitely have an impact on us as close neighbors especially coupled with the proposed PUD at #365 Concord. From our front window looking at 10 o'clock we see #320 and at 2 o'clock we see the entrance to the driveway/proposed road for #365. I will refer you to a statement in our letter to your board when you were reviewing the application for the #365 PUD that our objection to the project was not personal and that we had had a very neighborly relationship with the owners of #365. We have maintained a neutral position on any happenings in the neighborhood and have chosen to not be involved in the "in-fighting". In that regard, I would appreciate your respect considering our input.

To all of the ZBA members, I appreciate the questioning that was posed in regard to the #320 40B project.

HIGH WATER TABLE AND DRAINAGE

These are a HUGE issue in this neighborhood. I think you would be hard-pressed to find any houses in the neighborhood who don't have sump pumps and/or french drain systems. I have seen for myself in a heavy storm the driveway at #330 for the Wong family, is flooded in the area near their house by the fence for #320. Prior to the development of the lots at #320 and #330 and before dozens of loads of fill were hauled in there, on a normal rainstorm there were multiple areas of both lots that would fill with water. I hope that this project will be treated with the highest level of scrutiny for this subject.

TRAFFIC

I do believe a traffic study is warranted. For that, I would like to make several points.

*I appreciate that Mr. Tanzey recognized that Concord Street is a main access road through town. It experiences increased volumes during work day travel times. I will note that the volume does seem slightly

less during the pandemic. But as life and business return to "normal" I expect that it may increase again. As Mr. Baker Sr. stated there are higher levels of traffic related to the schedule at the ice rink on Summer St. We also experience a significant amount of emergency vehicle traffic primarily since it is a main access road through this end of town. The speed of police vehicles at times is well beyond double the speed limit. It is not uncommon to have a series of two, three, four or five emergency vehicles responding to a call at this end of town using Concord St.

*Please understand that this stretch of road extending from the curve at Linwood Terrace to the curve by the entrance to Harmon Golf Course is a "straight away". As a main access road through town many people use it as a "quick" route rather than some of the "slower" side streets in the area. It is subject to vehicles moving at excessive speeds for the extended distance between the two mentioned curved areas. Both proposed projects at #320 and #365 lie within this increased acceleration zone.

*We have a larger proposed PUD development of 20 homes at #365 Concord St for which the road will exit and enter within about 300 feet of the road for #320. I know historically each of these projects is reviewed separately within the scope of the project application. But in this situation, I appeal to your board that it is imperative to consider the proximity of these projects. It would be narrow-sighted to review these separately without considering the impact on the neighborhood with both projects combined.

Thank you, Mr. Rosa and members of the Rockland Zoning Board of Appeals for your time and consideration of my correspondence and input.

Sincerely,
Kathleen Boyd