Debra Shettlesworth

From: Jim Hanson <engineering@iemcoinc.com>

Sent: Thursday, May 25, 2023 6:25 AM

To: Debra Shettlesworth
Cc: Zoning Rockland

Subject: 114 Pond St comments to waivers

Attachments: 3395.1 - Rockland Multifamily ev 2 -2023-04-26 - STAMPED (2) 8.pdf; 0 Pond St. -

Waiver List 9-4-20 with 114 Pond St comments.xlsx

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Good morning,

With the upcoming ZBA meeting for Shingle Mill (0 Pond St) I have attached a file that has my comments to the board. And a page that shows Zone A

Please look at the entrance especially

There are 3 tributaries that lead directly to our water supply

And I cannot see how this road would not somehow send contamination to our water supply

Also the test pits

Why have the results not been public

There is no way that 3 wells would not affect our reservoir

Why not have the water and sewer departments in these zoom meetings to answer many questions

And another note:

Highway department not given proper time to review

There are several issues with entrance and not even discussed school buses

And another

Emergency vehicle size and turnaround

Can firetrucks fit on the entrance road and actually turn around once in

So in summary:

This project does not fit this lot and is way too close to our water supply

There are way too many possibilities of this becoming Flint Michigan and harming our citizens

The traffic study is very old. And living on Pond St near the entrance I have real time knowledge

And since the 2016 study Assinippi park has added South Shore Medical and a school

So traffic starts early and last approx. 2-3 hours and starts again at 2-3 and lasts for another2-3 hours

Also there are accidents almost daily at the lights on 228 and Pond from people running redlights because they sit at lights too long

And I can provide video proof if they don't believe the traffic patterns

See you on Zoom

I hope there is a lot of time for the public on this

We cannot keep stopping citizens from expressing opinions

Jim Hanson 114 Pond St

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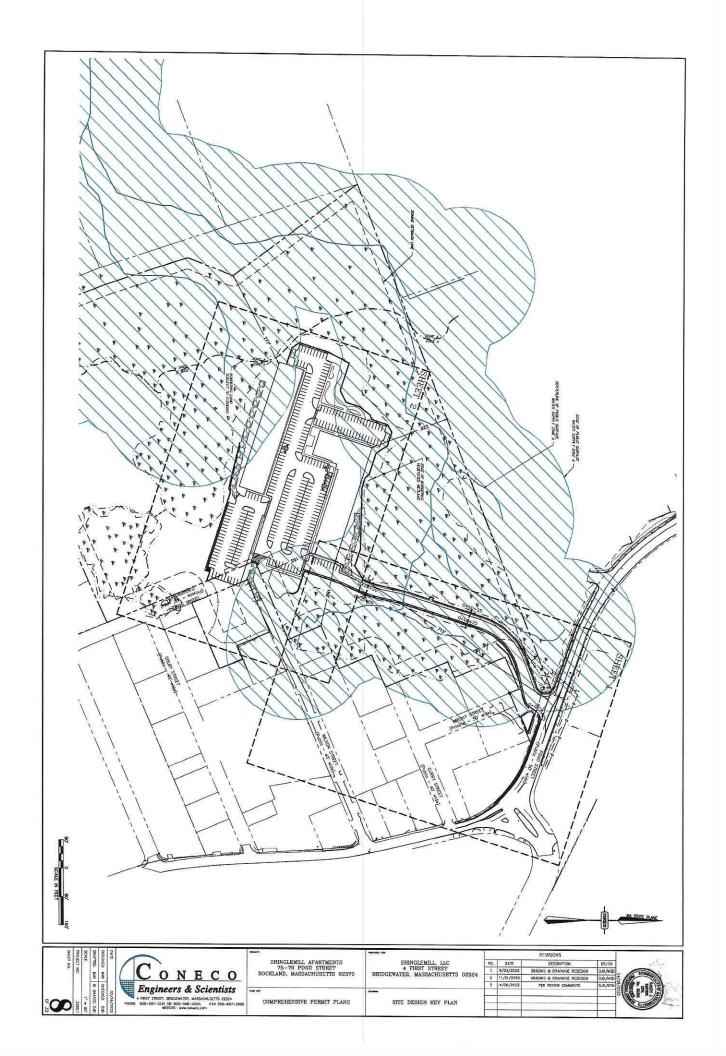
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	- 11	de Slopes extent that the Project requires additional exemy s that such exemptions and waivers be granted to
ZBA steeds to review this and show the difference requested.	All side slopes are graded at a 3:1 horizontal to vertical section. This regulation requires fill slopes are graded no greater the 4:1.	Regulations of the Planning Board,
	Water Engented Student reast, of species and at a directed by the Board, shall be trained or planted. Here shall be at least three (3) trees for every one hundred (100) face, passed creatly, on each shall of the steve. They shall be board with the face when the face of the steve They shall be board with the face of t	Rate & Regulations of the Plenning Board, Socion V.H. Shade Trees
Please explain this Now does this effect	Test Pits were performed throughout the site and indirection rates were based on NRCS Web Sail Survey Values. Test pits and Percolation tests were not performed within the footprint of the substantiace structures.	 Rules & Regulations of the Planning Board, § III.C.2.f. Drainage Basins 6)
why would the board even consider this one. Again these chambers ness: our meanway.	Subsurface infiltration chambers are proposed but are not permitted not be permitted unless approved by the board.	 Rules & Regulations of the Planning Board, § III.C.2.f. Drainage Basiss. 1)
	All drain pipes are HDPE rather than Class III reinforced concrete pipe. (Class III RCP to HDPE)	15. Rules & Regulations of the Flaming Board, § III.C.2 c. Drainage Structures: 1)
Thus me way should be writted and ERA mode to show the death.) There are way to many twen of the appeared made of the Zero. A Depositily the obligation around the orthogon Act you hadden with the one Highway obspectment mode to know the third part and the Exemunity dangerous comm and residently to 3 T II is not a good date.	All beliadings and zwine; district boundaries within 200 feet of the after are not shown on the time Julian per thair negation. Although we do not believe that the Fond St. Access Driveway is red. I Rodwiny. The secure driveway begins is curse off a right negle at existing 0-2015 of shifts in 90.6 feet less into the majorised decision of 100 feet from the nitrancing street lines of Fond town.	Rudor & Regulation of the Flaming Board, § Location Are Regulations of the Flaming Board, § Rudor & Regulations of the Flaming Board, § III B 1. Location and Adgressers.
	This project is being submitted for approval from the ZBA, however, we welcome input from the Design Review Board during the ZBA roview process	Chapter 415 Zeeing By- law, Article XIII Design Review board § 415-94 Types of sites and properties
ZZA needs to total number of bedrovens. Note becade-leds do not have just one our, and some have more than the bedrooms For example my home is 3 bedrooms with a vehicles As need- last meeting they are convincently fitting under \$50.	Interproper the six design with a 1,25 parking ratio. This is 1.75 spaces for multi-family resistance. (3 spaces for multi-family resistance. (3 spaces that the required 3 spaces for multi-family resistance. (3 spaces that is 1.75 spaces with = 1.75 spaces with reduction).	Chapter 413 Zening Bys. Iaw, § 415-35 Off street parking requirements A. Residential Uses (1)
Why would ZBA even allow this one: That is 2 halding corrects:	The project site design includes two principal use spartment buildings and I commons building. Only one principal residential	 Chapter 415 Zoning By- law, § 415-29 Number of buildings on single lot.
This one needs highway depotitions copies shoot requirements and why don't they most the	The proposed project does not conform to the Off-street parking requirements in § 415-35 of this bylaw as stated above.	 Chapter 415 Zoning By- law, § 415-22. Building and lot Regulations F. Multi- family developments. (4)
	Waxre Requested The proposed quarteent buildings will be 5 section tall and expressionately 60 feet about installed garde. That is 2 stories and 33 feet taller than the maximum building height for this district (3 montes to 5 stories "2 stories greater) [36,0" to 690" " 33.0" greater)	Chapter 415 Zening By- law, § 415-22 C. Height regulations
	(15.0° to 1.2° = 13.2° re	
There is a reason for 15 fool renumum, ZBA needs to look at the milighbors postures: 1.5 foot setback might as well be in the side yeard.	The proposed community building is within 1.2 feet of the Wilson Street Right-of-Way. This is 10 feet less than the 15 foot minimum side yard sethack for an accessory structure greater than 400 square fact.	7 Chapter 415 Zerting By- Iaw, § 415-22 Building and lot Regulations B. Yard regulations (4)
this is exother one that should not be co enough from a property line	The emergency access/parking lot is 3.1 feet from the codar steer ROW. That is 2.6 s feet less than the minimum set back of 30 feet from any property line. (30.0" to 3.1" * 26.9" reduction)	 Chapter 415 Zoning By-Iaw, § 415-22 Building and lot Regulations A. Parking/scoens and opens requirements (2)(e)
This is enother one that should not be considered. There is a season for full use parking space, position tracks and other large SU-Y-would task out out do these during functions They are tyring to spaces parking that cannot fit in the Zone A areas.	All proposed onn-secondals designated pathing spaces are 9'r.18' power. Pathing spaces are required by this bylaw shall be minimum of 10 feet in width by 20 feet in beight for full size whiches, and mine feet in width by 18 feet in bright for compact whiches.	5 Chapter 415 Zoning By- Iaw, § 415-22 Building and lot Regulations A. Parking access and ogress requirements (1)
	The proposed sparement buildings will be 5 stories tall and approximately 69 feet about finding gade. This is 2 stories and 33 feet tablet than the maximum building height for this district (3 stories to 5 stories "2 stories greater) [36.0" to 69.0" = 33.0" greater)	4 Chapter 415 Zoring By- law, § 415-27 Table: Maximum Height (Stories/Feet)
This should not even be considered. There is a mason fore arbask. This building would be looking directly mighbits and way too close.	The proposed community building is within 1.5 feet of the Wilson Street Right-C-Way. This is 45 foot reduction from the 59 foot setback to an abstraing land that is within a residential district, (500° to 1.2" = 48.5" reduction)	3. (Chapter 415 Zoning By- law, § 413-22 Table, Minimum Yard Dimensions (Feet): Side
TAT	The proposed project use is residential spartment buildings which not included in permitted principal uses for the Industrial Park-Heel District.	Chapter 415 Zoning By- law, § 415-19 H-1 Industrial Park-Hotel District A. Permitted principal uses
Спринцина	§ A 25 foot vegetated no disturbance area is not included in the project design (See attached letter to the Conservation Commission).	 Chapter 407 Welfands Protection By-Law, § 407-5 Permit and Conditions C.

Singlamil LLC ("Applican") bardy request the following watern and, as postfied below, will be applied to the specific conflicts that any and all watern are being general only to the entired message to allow for the contention of the project societies to the favor presents to the approach by the Rockland Zendag Board of Appeals ("Board"). Find place to be estimated by the Applicant allow controls to the Board of decision and these specific watern SHINGLESHED EXCEPTIONS. MAIVERS. AND PERMITS.