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Office of the Board of Selectmen

136 Elm Street

North Easton, Massachusetts 02356

July 12, 2010

Michael Busby, 40B Project Coordinator
MassHousing
1 Beacon Street
Boston, MA 02108-3110

RE: Comments on Revised Plans for Proposed Development at 31 Williams Street, PE-494

Dear Mr. Busby:

We have reviewed the project proponent's June 2, 2010 response to our letter dated February 19, 2009. The revised plans show a reduction of units from 28 to 20. The letter submitted with the plans also states that the amount of proposed fill has been significantly reduced. The Board appreciates the applicant's efforts to address the many concerns that have been raised. However, we want to reiterate the following comments and raise remaining concerns.

Stormwater Drainage & Wetlands Protection

Grading and Filling

The revised plans still include significant grade changes that will result in filling an area low-point that acts as a natural drainage basin for the neighborhood. The proposed development will completely alter drainage patterns at the site. Comprehensive stormwater management analysis, planning and design are essential to ensure the peak rates of stormwater flow and volume are the same post-development as pre-development.

Existing On-site Culvert System

A historic system of stone culverts exists on the westerly portion of the site. Documents submitted to the Easton Conservation Commission by the applicant's engineer indicate this culvert system drains south to north, exiting northwest of the site. Questions have been raised about the accuracy of the survey and engineering information submitted with this documentation.

Discharge to MBTA Right-of-Way

We recently participated in a conference call with Kristine Egan from the Massachusetts Department of Transportation and Ross Ronald from the MBTA to discuss recent activities at the site that had been reported to the MBTA. During that both Ms. Egan and Mr. Ross expressed concern about any increase in the offsite flow of stormwater onto the right-of-way. They asked that we convey these concerns in our comments and during the local hearing process.

Wetlands Issues

As we indicated in our first letter many portions of the site, which have not been fully defined, act as "land subject to flooding"; the result of the area acting as a natural drainage basin. These areas are protectable under the Easton Wetlands Protection Bylaw in order to protect abutting areas from flooding and stormwater damage. We continue to strongly recommend that the local wetland by-law performance standards for Land Subject to Flooding not be waived and the Conservation Commission's review under the local Wetlands Protection Bylaw be preserved. Review by the Conservation Commission would further ensure a thorough engineering review of the proposed stormwater management design.

General Project Design

As previously stated the proposed development represents a significant departure from the architecture and urban design of the neighborhood. The revised plans have addressed some of the modifications that were recommended in our previous letter. The following concerns remain:

Reduce the number of units. The revised plans show 20 units instead of the original 28; meeting our minimum recommendation of a reduction of 8 units. We feel that 14 units is the maximum suitable for this site. This number would still be double the density of the current urban development within the neighborhood. It would also reduce the needed number of parking spaces and paved surface.

Architecture. The applicant indicates they will attempt to incorporate features appropriate to the architecture of the neighborhood. As no concept designs have been provided, we re-iterate that the architecture of the units should incorporate features appropriate to the architecture of the neighborhood, such as front-gabled roofs, or front-porches with railings.

Snow removal. The revised plans show areas for snow storage. One of the proposed storage areas is over the proposed septic system. Snow storage over a leaching field is likely to result in saturation and microbe kill-off and is not recommended.

Williams Street Neighborhood Association

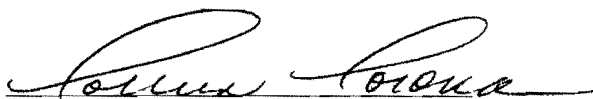
The Williams Street Neighborhood Association, comprised of abutters to the site, have expressed their concerns about the impact of such a dense project on their neighborhood and have provided feedback to the Board of Selectmen since the project was initially filed with MHCD. They have asked their own engineer to review the revised plans and comments and have asked that we request MHCD to allow them thirty days from the date of this letter to provide their own comments on the project.

Emergency Access/Traffic

Williams Street is a narrow, residential road. We remain concerned that traffic generated from and to the project site will pose a safety issue. Heavy equipment traversing the street during project construction poses an additional risk factor. We would expect the traffic study to include the construction period, as well as during winter months. The Town requests that we receive a copy of the study when it is submitted..

Given the concerns, the Easton Board of Selectmen is opposed to the issuance of site certification based on the current proposal.

Again, we thank you for your consideration of our comments.



Colleen Corona, Chair Easton Board of Selectmen

CC: Robert Carroll, Resource Property Development LLC (by email and hard copy)
Michael O'Shaughnessy, Attorney at Law
David Colton, Town Administrator
Water Mirrione, Chair, Zoning Board of Appeals (by email and hard copy)