

Susan Affleck-Childs

From: Jessica Grimes <jcollinsgrimes@gmail.com>
Sent: Tuesday, October 08, 2019 2:08 PM
To: Planning Board
Cc: John; Bridget Graziano
Subject: Continuing concerns about 22 Evergreen proposal
Attachments: J Grimes letter re 22 Evergreen_10.8.19.pdf

Chairman Rodenhiser,

We are writing to reiterate our continuing concerns regarding the proposed development entitled Evergreen Village located at 22 Evergreen Street. We will be in attendance at tonight's public hearing but also wanted to formally provide this letter as a document of public record. Our property, located at 1 Royal Heights Drive, directly abuts the parcel in question. Please find our concerns in the attached file.

Since the proposed project is located within the 100-foot buffer zone of an isolated wetland, we have copied conservation agent Bridget Graziano on this message.

Thank you,
John and Jessica Grimes

Dr. John and Mrs. Jessica
Grimes 1 Royal Heights Drive
Medway, MA 02053

October 8, 2019

Town of Medway
Planning & Economic Development
Board Andy Rodenhiser, Chairman
155 Village Street
Medway, MA 02053

Dear Chairman Rodenhiser,

We are writing to formally voice our concerns regarding the proposed development entitled *Evergreen Village* located at 22 Evergreen Street. Please consider this letter an update to the letter we originally submitted to the Planning & Economic Development Board on April 8, 2019.

Our property, located at 1 Royal Heights Drive, directly abuts the parcel in question, and we have significant concerns as it relates to stormwater management and the risk it poses to our home and property; the presence of designated on-site wetlands; and noise and light pollution.

In eleven years of living at the address listed above, we have experienced numerous incidents of land and home flooding. As is noted in the [September 2019 Stormwater Report from Ronald Tiberi P.E.](#), **“the land [at 22 Evergreen Street] slopes from front to back,”** and **“The existing site drainage predominantly flows from North to South draining to the rear of the property”**—both of which we can fully attest to.

We have watched over the years as water streams from 22 Evergreen Street through the apartments located at 9 Cottage Street and the property located at 11 Cottage Street into the wetlands alongside our property and flooding our yard—particularly in the rainy season and when the ground is frozen and the water cannot be absorbed. Unfortunately, in some of these instances, this downslope water has resulted in property damage.

As we have stated previously, while the developers have provided a stormwater management plan, they have not experienced what a significant rainfall is like on our adjoining properties, and a plan on paper based on a one-day soil evaluation, a few hours of inspection, and computer modeling does not necessarily translate to reality.

Additionally, as confirmation of our concerns, in the months since the original application was filed and then withdrawn, much of the land in question (more than 15,000 square feet contained on both our property and that of 22 Evergreen) has been designated an isolated wetland by Debora J. Anderson, wetland scientist, and is subject to protection under the Wetlands Protection Act and/or the Town of Medway Wetland Protection Bylaw. We plan to be active and vocal supporters of enforcing the bylaws and protecting this wetland and will be attending the October 10 Conservation Commission Meeting to reiterate our position.

Given that the development will eventually be owned by a HOA, we are also concerned about ongoing maintenance of the stormwater management system. According to the Stormwater Report, the enforcement of the Post-Development Operation and Maintenance Plan will be the responsibility of the HOA, yet it is unclear exactly who will actually perform the ongoing and routine inspections. We request that all regular inspections be conducted and certified by a Registered Professional Engineer and that his/her reports be available for review.

Additional Concerns and Requests

Noise and light pollution are our other serious concerns. The creation of an access road deep into the property of 22 Evergreen means that, at nighttime, car headlights will be pointing south, directly at our house and our neighbors at 3 Royal Heights Drive. This has the potential to be incredibly disruptive. Similarly, given the close proximity to our property, any lighting on the backs of these buildings also has the potential to be very disturbing.

Along the same lines, noise pollution is a concern; while the developer may feel that seven units is a compromise, it is still a rather high density of residents on a relatively small parcel site. Seven units plus an average of two cars per unit also means that approximately 14 cars will be passing through within 20 feet (at most) of our property, and the noise potential—from cars, from people, etc.—is likely to be considerable.

To address these concerns, we make the following requests:

1. Reduce the number of units so they can be relocated closer to the front of the 22 Evergreen lot, thereby increasing the buffer between the development, our property, and the designated wetlands.
2. Plant a high volume of mature, evergreen landscaping—particularly trees and shrubbery of at least 10 feet in height—along the property line to increase the buffer and complement existing (yet not evergreen) trees bordering the properties, while not disturbing designated wetlands.
3. Enforce lighting control options for the backs of the buildings. For example, backyard flood lights and motion sensor lights should be prohibited and incorporated as part of the HOA agreement.

We hope the Town of Medway will take our concerns, as well as the concerns of our neighbors, into consideration before making a decision on this proposal. As stated above, while this is a slightly scaled down version of the original application, seven units is still a high density development on less than two acres, and is one that will significantly change the complexion of our neighborhood and have a direct impact on a number of residents—in addition to the potential risk it poses to our property with regard to downstream stormwater issues. I hope this revised proposal continues to be given the careful thought and consideration it deserves.

Sincerely,

John Grimes, Ph.D.

Jessica Grimes

cc: Bridget Graziano, Medway Conservation Agent