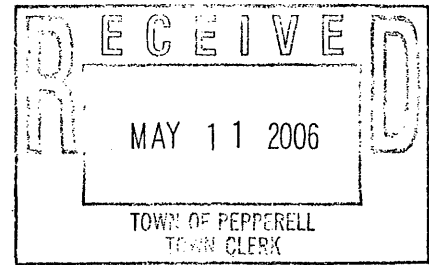


May 7 2006  
Attn: Town of Pepperell Zoning Board of Appeals.  
RE: Bayberry St. 40 B project.



To whom it may concern:

I am writing the Pepperell Zoning Board of Appeals in regards to the proposed 40b project on Bayberry St. I live at #20 Bayberry and am opposed to the density of the proposed project. I have put together a list of questions and issues that I would like to have answered before any project approval is given by the town or anyone who works for the town. I am new to this process but expect to have all my questions answered before this process can move on. I plan on attending the public hearing on the 23<sup>rd</sup> but I suspect it will take some time to fully answer all my questions so I am sending this list in writing ahead of the meeting.

I have attempted to breakout the questions and concerns into categories for clarity.

**SAFETY/TRAFFIC ISSUES:**

1. Heald St. cannot handle the extra traffic. The sharp corner by the pond is dangerous. Any increase in traffic patterns is just asking for trouble. I don't think that the road design can safely handle any increase in daily traffic and the builder does not plan to widen Heald St. What do we plan to do about this?
2. Widening just the Heald St end of Bayberry is not sufficient for safety. In the winter almost all residents of Bayberry do not use the Heald St. side because you cannot get up or down the hill without a four wheel drive vehicle. The builder would have to widen the entire length of Bayberry St so that traffic could get out to Elm St. in the winter. I drive a jeep and can barely make it up the Heald St. hill when the sanders have not come by.
3. If Bayberry St. is widened by 6ft. as the plan says which side will be widened and which trees will be cut down?
4. If Bayberry St. is widened I want to see sidewalks put in. Concrete not paved.
5. The builder had an independent contractor conduct a traffic study that lasted only 2 days during April. This is not long enough to get a true representation of a current traffic pattern. I would like to see at least a 2week study done.
6. The proposed access road that abuts #20 Bayberry does not indicate the width of the proposed road or the setback from the property line of #20 Bayberry.

06-373

April 14, 2006

Bayberry Enterprise Realty Trust:  
Bayberry Estates  
40B-Comprehensive Permit *EX: N*

7. Will the proposed access road abutting #20 Bayberry have sidewalks and streetlights?

#### **WETLANDS ISSUES:**

1. I would like to see the city have an independent company remark the wetlands boundaries. I question why some of the flags are clearly inside the mossy areas behind my house. It seems to me that the wetlands areas may be wider than marked.
2. The proposed plan shows three areas of wetlands being filled in for road access. It seems that this is key to the access road being built. The city should at least reverify that portion of the marked wetlands for accuracy.

#### **GENERAL PROPERTY QUESTIONS:**

1. *What happens to the land between #20 Bayberry and #16 Bayberry. This 40foot strip of land is only 39ft from the corner of my house. I do not want to see any type of road put here or the trees cut down. This is the most important issue for me. I would like to see this land given to the city or to the conservation dept. I would even consider purchasing this land from the builder in order to keep it the way it is. Any plan that involves a road here would be unacceptable.*
2. What areas will be deforested? The plan does not give enough detail. Will the land directly behind #20 Bayberry be deforested?

#### **DUPLEX DESIGN ISSUES:**

1. The proposed plan shows a den on the second floor and a walkup attic. I submit that these rooms will be used as bedrooms thus increasing the duplex from a two bedroom to a 4 bedroom. The septic and traffic designs must take this into account. The traffic could double and the septic will be undersized.
2. Submitted driveway plan does not match the layout of the submitted duplex. The driveway should be sized to limit the amount of cars and overall traffic in the duplex.

3. No plan for the walk up attic was submitted. What is to keep owners from finishing the attic and turning it into more bedrooms? The plan shows dormers with windows on the third floor which means it will most likely be turned into living space.

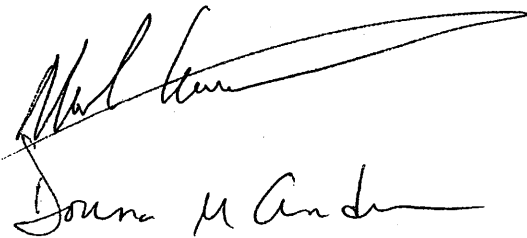
**CONDO ASSOCIATION ISSUES:**

1. Will on street parking be allowed in the complex?
2. Where will the snow be plowed, especially on the access road to/from Bayberry St.
3. After the completion of the project who what happens to the land between #20 and #14 Bayberry? Who owns the land since this is condominium complex?

**BLUEPRINT ISSUES:**

1. The plans do not give the setbacks of the two roads next to and in back of #20 Bayberry St. Only a legend is given and it does not appear to be to scale.
2. There is no distance between each Duplex given or a setback from the roads.
3. There is no indication of sidewalks on the plans.
4. Will the utilities be underground in the proposed project area? The plan does not indicate on way or the other.

Michael and Donna Andreason.



The image shows two handwritten signatures. The top signature is for Michael Andreason, written in a cursive style. The bottom signature is for Donna Andreason, also in a cursive style. Both signatures are written in black ink.