

Pepperell Natural Resources Association

10 May 2006

Zoning Board of Appeals
Town Hall
One Main Street
Pepperell, MA 01463

Dear Board Members:

We understand your board has received an Application for a Comprehensive Permit for "Bayberry Estates". We are writing to be certain you are aware that there is substantial and widespread concern about this proposal, and we urge you to review this proposal carefully.

Since last fall, over 100 families, mostly from the properties in the vicinity of the proposed project, have attended informational meetings to discuss this proposal. Although we support the need for affordable housing in Pepperell, this particular project appears to be of questionable merit. Dense, cluster housing in this environmentally sensitive and rural part of Pepperell raises numerous questions and issues that need to be investigated and studied very carefully and very thoroughly.

Of major concern are traffic impact and safety. The site is somewhat remote and, as proposed, limited improvements to only one end of Bayberry Street will have no effect on conditions on the surrounding, narrow, hilly and winding roads. We are all well aware that the principal access to the site is via particularly hazardous portions of Heald Street. Winter conditions make hills even on Bayberry treacherous, and access via the Chestnut Street end is often necessary when Heald Street is impassable.

The site is environmentally sensitive and a valuable wildlife area, just down the street from Pepperell Springs, sharing all of the same characteristics. There are substantial wetlands and flowing streams on the property. Last fall, we commissioned a study that shows this location is a potential endangered species habitat.

The property is within the WRPOD, and the volume of sewage to be treated and disposed of in a subsurface system will have the potential to adversely affect the town water supply as well as nearby private wells. Potential impacts to nearby streams is another major concern, especially considering the scale of the proposed project.

We understand that only a portion of the property is being proposed for development at this time. We have to assume further high-density development is intended. This will eventually compound and magnify inherent problems in the current proposed project.

Pepperell Natural Resources Association

-Page 2-

Again, we ask that you carefully review the proposed project plan and consider the irreversible impact that the project would have on this rural portion of Pepperell. If there are any questions, please feel free to contact any of the undersigned Pepperell residents.

Thank you,

Richard Potts, for

Kevin and Karen St.George
Joanne Ellison-Taylor
Shawn Berry
Thomas and Katrina Bell
Linn Clark
Anthony M. Sampas
Kevin D. Arsenault
Fritz and Tera O'Hora
Russell and Helen-Thomas Donnelly
James and Ann Marie Hickman
Shawn and Colette Murrin
Lynne Panico
Stephen and Amy Blake
Patricia Lauziere
Michael J. Madigan
David and Stephanie Gilbride
Keith and Wendy Marciniak
Diane Lloyd
Richard Elmer
William and Deborah Jena III
Adrienne C. Adams and Akira Yamamoto
Michael and Sharon King
Lucy W. Browne
Linda Mangini
Bill and Lisa Hanlon
Jeremy and Anne Mordkoff
Amy Chevalier

Phil Roberson
Kenneth A. Taylor
Karen Berry
Kevin and Susan Gagnon
Bill Clark
Dawn M. Bisinger
Amanda M. Hird
Timothy and Nancy Hynes
John and Marie Linden
James and Rebecca VanGilder
Betsy Davis and Ned Ellsworth
Mary Buxton
Kevin Lauziere
Michael and Donna Andreason
Catherine M. Madigan
James and Eileen Sheehan
Charles L. Fanning III
Richard and Lynne Potts
David and Susanne Urban
Lori and Fran Purcell
Mark N. and Diane S. Snow
James E. Browne
Tom and Gretchen Needham
Peter Mangini
Yukari Tanaka and Andrew Fernando
Alan and Francine Clements
Deborah and Anthony Celli

Pepperell Natural Resources Association

-Page 3-

Robin and Robert Accomazzo
Raymond and Elizabeth Cascio
Joe and Nancy Prevost
James and Cindy Yennaco
John Dalton
Ann Seton
Joe and Linda Polcari
Roy Proctor
Megan Proctor
James J. High MD
Debbie Guild
Daniel J. Parent
Marianne and Scott Wharram
Patty & Jim Franklin
Denise D'Eon
Pam and Scott Walker

Vincent and Sally Penella
Alexandra and Philip Reagan
Douglas C. & Diane L. Sawyer
Deborah Dalton
Christopher & Fiona Cockin
Susan Edwards
Lisamarie Proctor
Amanda Proctor
Terri Faria
Tom and Brenda Marciniak
Susan Ullmann Parent
Nancy and Timothy Hynes
Chris and Gwen Johnson
Gregory Clement, Sr.
Anne E. Buchholz
Louise Knight