



# Fairland Estates Subdivision

## Residents Comments on Proposed Balanced Housing Plan

Assembled on behalf of over 300 households living next to  
Fairland-Lincoln Hill area

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# Impact on neighborhood and natural environment



# **Goals and objectives of the Neighborhood Core Team**

## **Formed by volunteers in January 2018 to help:**

- Protect the neighborhood
- Minimize environmental impact

## **List of concerns shared with the Planning Board, Selectmen, Conservation Commission, Town Engineering, Public Safety AND the Developer:**

1. Deforestation and reduction of wildlife habitat
2. Damage to connecting roads and public safety during construction
3. Inadequate water pressure on Upper Fairland Street
4. Floodwater handling on Lincoln Street, Middleby Street and adjacent wetlands
5. Blasting impact
6. Communication with the affected community

# The process used by the Core Team

## **Town entities:**

- ✓ Reviewing bylaws and regulations
- ✓ Clarifying legal and technical questions
- ✓ Sharing information
- ✓ Soliciting comments and advice on most effective ways to have the neighborhood concerns addressed

## **The Developer (Mr. Mark Barons and his team):**

- ✓ Communicating concerns and requirements
- ✓ Reviewing design plans
- ✓ Analyzing the impact of various design options

## **The neighborhood:**

- ✓ Regular updates
- ✓ Reviewing proposals
- ✓ Soliciting input

# The result – Balanced Housing Subdivision Proposal

At the neighborhood meeting with the Developer on August 5, 2018 the attendees had an opportunity to compare and contrast the Subdivision design options, ask questions of the Developer and a representative of the Planning Board (Mr. Richard Canale) and do a walk-through of the site.

In the end, the neighbors were in agreement that the Balanced Housing Proposal is the best way forward:

- ✓ It largely addresses the 6 original concerns by:
  - minimizing deforestation and reduction of wildlife habitat by maintaining a large buffer of native forest around the construction site and restricting the ability of changing site layout in the future
  - minimizing damage to connecting roads by limiting construction traffic to Upper Fairland Street and, subsequently, rebuilding this street to modern Town road specifications
  - delivering utility services to the new subdivision from Lincoln Street and not tapping into water supply on Upper Fairland Street
  - giving an easement to the Town to install a water pump station to increase water pressure on Upper Fairland and neighboring streets
  - minimizing water runoff from the new subdivision toward Lincoln Street and connecting the on-site in-ground water discharge system to the storm water system on Lincoln Street as an emergency backup
  - reducing as much as possible rock blasting and engaging respective State and Town authorities to supervise the activities to ensure that all relevant regulations are met
  - forcing the creation of the Subdivision Homeowners Association that will be responsible for maintaining the site, including but not limited to water discharge system, trees, shrubs and grass, snow removal, etc.
- ✓ It is the most compact and most restrictive of all the options considered (Conventional, Site-sensitive, Balanced, Public benefit)

Therefore, **the Core Team is in support of the Balanced Housing Subdivision.**

# Concerns that are still outstanding

## Specific to Fairland-Lincoln Subdivision Development:

- Excessive water runoff handling -- What is the “safety margin” of extra capacity that underground cisterns can handle before tripping the emergency outflow into the Town storm water management system?:
  - ✓ x1.5
  - ✓ x1.75
  - ✓ x2
  - ✓ or what?

Recent climate changes potentially invalidate past weather statistics, and we need to have a forward planning approach to excessive water handling.

- The long-term accountability – If the water runoff handling system starts failing after the development is completed, who will own the problem (the Town, the Developer, the Subdivision Association, etc.)?

## Town-wide issues:

- These were communicated to the Planning Board and Selectmen over the summer 2018:
  - ✓ Propose new limits on permanent structures – to - buildable lot ratio
  - ✓ Include Fairland-Lincoln Hill area in a Steep Slope Regulation
  - ✓ Request a new regulation that deals with management of groundwater.

We urge the Town to move swiftly on these issues for long term benefit of all residents.

Thank you! on behalf of concerned residents and abutters of  
Fairland-Lincoln Hill area

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