

Kim Gorman

From: Deb Matthews [debcmatthews@gmail.com]
Sent: Tuesday, August 13, 2013 11:25 AM
To: Kim Gorman
Subject: 27 Jackson Drive ground water concerns

Dear Planning Board -

I live on Lincoln Drive, about a half mile from the proposed 27 Jackson Drive development. I have several concerns about this proposed development, but the main one is ground water.

Many houses on Lincoln Drive already have major basement flooding issues, both during big storms, and every spring during the snow melt. There are at least 7 houses on Lincoln Drive alone that I know of that have had to put in basement water systems to deal with basement flooding. We joke that there must be some kind of underground stream, there is so much water. As more land is developed around us, this impacts (1) the existing flow of underground water, and (2) the ground available to absorb additional surface water. I am very concerned about additional ground water as a result of this development. Please consider if these properties should be required to have gravel driveways to help with water adsorption. I believe this is something that can be written into the property deeds?

Second, I am concerned about the environmental impact of the additional ground water. The proposed area for this new development is surrounded by swampy areas - additional ground water could be very negative on these delicate ecosystems.

Finally, as I looked at the plot plan, it seems to me that these houses are being "shoe-horned" into this lot. Lot #1 is a strange little "L" shaped lot - whoever buys that lot will end up removing trees to the end of the plot lines around the house, just to have a small yard (which impacts ground water too!). Lots 2 and 3 for some reason have the houses pushed all the way to the edge of the property line - are the set-back requirements for a house really so small? Again, who ever purchases those lots will pull down all trees to the property line around their houses, ruining the woodsy character of the neighborhood. I feel bad for both the abutters and the owners of the new homes - they will be able to see into each others' windows. Five lots is way too much on this odd-shaped parcel. Two lots would allow for better placement of homes, and have far less groundwater impact.

This 27 Jackson Dr proposal brings to mind a similar development that was done about 8 years ago in Pat's Hill, Monroe Drive. Beautiful, huge new homes were built smashed up to the property line right next to existing homes. The result - huge homes with no trees up to the property line - remains unsightly, and has impacted home values for those abutters. We've seen this before, and we shouldn't repeat it.

Thanks for your consideration,

Deb Matthews
11 Lincoln Dr