

John Palmer  
131 Parkerville Rd  
Southborough, MA 01772

December 16, 2024

Mr. David Williams, Chair  
Southborough Zoning Board of Appeals  
9 Cordaville Road  
Southborough, Massachusetts 01772

*by email only*

**Re: Public Hearing – FD 250 Turnpike LLC 40B Development – December 18, 2024**

Dear Mr. Williams:

I am a direct abutter to 250 Turnpike. I live at 131 Parkerville Rd. FD 250 Turnpike LLC is seeking a Comprehensive Permit under MGL Chapter 40B to construct a 56-unit apartment building to be located on the Residential A Lot of the 250 Turnpike property.

The site plan for the proposed development has recently been modified to reflect the construction of 32 townhouses in lieu of the original plan to construct a 4-story, 56-unit apartment building. This change is in direct response to open and productive discussions between the developer, David Ferris, and the abutters. I fully appreciate and remain open to all such discussions, and to the compromises reached between the developer and the abutters. While I am in support of a townhouse development over the originally-proposed apartment building, I remain concerned that the land in question is unsuitable for a development of this size, whether a 56-unit apartment building or a 32-unit townhouse development. In addition, the proposed development will likely exacerbate an already problematic storm water management system within the neighborhood. I am concerned about negative impacts to my property. I am concerned about this development causing other storm water management issues in the direct vicinity.

I respectfully ask the ZBA to consider and address my concerns through the permitting process of the applicant's Comprehensive Permit. I have outlined several issues and concerns with the new site plan, many of which apply to the original site plan as well. These findings are outlined in an addendum to this letter. I ask that the applicant and the town address my findings in relation to all applicable local, state, and federal codes and regulations.

Sincerely,  
John Palmer

cc: John St. Andre (by email only)  
Brian Charville (by email only)  
David Ferris (by email only)

Enclosed Addendum

**Addendum to John Palmer's Letter dated December 16, 2024:**

Findings upon review of all the latest 250 Turnpike Rd 40B site plan docs (i.e., the 32-unit townhouse plan) as referenced on the ZBA's website:

**Mass Title 5 Regulations & Sudbury Reservoir Watershed:** Massachusetts Title 5 regulations under 310 CMR15.211 requires specific setbacks of 200 feet and 100 feet from tributaries to surface water supplies and surface water supply watersheds. The entire 250 Turnpike Rd project area is shown on MassGIS maps as a "Tributary to the Sudbury Reservoir" and likewise shown as a "Surface Water Supply Watershed." The site's existing and proposed septic tanks and soil absorption systems do not appear to meet the setback requirements of Massachusetts Title 5.

**Septic System Design:** The proposed septic system design appears to contain several inconsistencies and shortcomings in meeting Massachusetts Title 5 regulations. For example, the spacing on the soil absorption systems' (SAS) lateral detail calls out 5' spacing whereas the flow calculations note 4'. Additionally, the detailed plans show the SAS laterals being 60' long whereas Note 3 is indicating 56'. The intended layout of the SAS is not clear relative to the buildings, property lines, tributaries, and wetlands. I would ask that the proposed design undergo a peer review to ensure the design meets Title 5 requirements. My property at 131 Parkerville Rd is directly downhill from the proposed septic system design. There is significant ledge across the site and likewise running across my property, and I am primarily concerned about negative impacts on my property.

**Building Setbacks from Property Lines:** The proposed buildings appear to be within 20' of residential property lines in multiple places, including my property line at 131 Parkerville Rd. I would expect construction of said buildings would require easements, construction or otherwise. I will not readily support any easements, variances or waivers that encroach on my property.

**Stormwater Management:** I purport that stormwater management will pose a significant challenge given the proposed development. As one of several property owners directly downgrade from the proposed development, I have significant concerns that the proposed development will negatively impact my property and/ or my neighbor's properties. Furthermore, the Town could be impacted given the aforementioned tributaries to the Sudbury Reservoir and the impact on the Town's stormwater management design of the entire downgrade area (i.e., Route 9 east of 250 Turnpike, the Route 9/ Parkerville Rd intersection, lowlands east of Parkerville Rd, the Route 9/ Middle Rd intersections, and eventual stormwater management into the Sudbury Reservoir). The proposed stormwater management design appears problematic and/ or deficient on several levels, including;

- Removing trees, forest undergrowth and woodland ground cover during construction, replacing them with impervious surfaces (roofs and pavement), and directly injecting stormwater and

septic system effluent directly into the ground will likely and significantly impact groundwater in the immediate area. Has a geotechnical study been performed to evaluate groundwater levels and groundwater flow for existing and proposed conditions?

- The infiltration system design for buildings 9-11, adjacent to and directly upgrade from my property at 131 Parkerville Rd, appears to show inconsistencies with the topology of the site (e.g., the placement of infiltration systems seems inconsistent with surface elevations). Furthermore, the flow into soil from this specific system will likely hit ledge and run horizontally along the ledge and directly onto my property at 131 Parkerville Rd.
- The stormwater management design does not account for the control of emergency overflows running downgrade onto abutting properties.
- In several areas, stormwater from the infiltration system could breach the 2:1 slope downgrade to the wetlands depending on the soils and the elevation of ledge on the site.
- The size, location, condition, and materials of the existing culverts under Parkerville Rd do not appear to be factored into the design of the stormwater management system. These culverts are directly downgrade from the proposed development and are problematic during rainfall events and as evidenced by the number of mature trees lost to standing water upgrade from these culverts.
- The stormwater report checklist selected the “Low Impact Development” box for “minimizing disturbance to existing trees and shrubs.” The amount of tree clearing required for this project, all the way to adjacent property lines, makes it difficult to see how this could be classified as a “Low Impact Development.”
- The calculated difference in the hydrology average CN values from existing conditions of “75” to proposed conditions of “77” appears questionable given the large area of existing woodlands that will be replaced by impervious roofs and pavement.
- It would appear that the rip rap apron design should be sized using MA DEP methodology and not just by using an example CT project.
- Groundwater analysis should be peer reviewed for all infiltration basins, ensuring calculations are correct for seasonal high groundwater and for infiltration basins attenuating 10-year storms or greater per Massachusetts stormwater regulations.
- It would appear as though this project will require an EPA NPDES general permit for land disturbances over an acre.

In short, I ask that the Town take steps to ensure the stormwater management design for the proposed development meets all local, state, and federal stormwater management regulations.