

Debra Shettlesworth

From: Nancy Kearney <oneillkearney@aol.com>
Sent: Friday, June 2, 2023 5:24 PM
To: Zoning Rockland; Debra Shettlesworth
Subject: Shingle Mill Project

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To the Rockland Zoning Board of Appeals:

In advance of the June 6 ZBA meeting, I would like to again express some of my concerns regarding the plans for this development.

Zone A: the proposed development is clearly in a Zone A, including:
the roadway which will have a 10 ft retaining wall
extension of a sewer pipe on Wilson St through the Zone A
work within the vernal pool area

I know that Coneco, the developer, has stated that the 25 ft by-law for buffer zone is open to interpretation, but that by-law is there for a reason, and I urge the board not to allow a waiver on this critical item. Endangering our water supply is not an option, not to mention the fact that the town currently does not have the water or sewer capacity to add 200 more housing units. This fact alone should be paramount.

Parking: 1.25 spaces per unit, and spaces are compact size, 9 x 18 vs 10 x 20 for full size vehicles. The likelihood of most units having 2 vehicles is high despite what the developer claims. All residents would need a means of transportation as there is no public transit option, and no sidewalks anywhere in the vicinity for pedestrians. No sidewalk on Pond St, and Hingham St, and none between the corner of Pond St to Queen Ann Corner, the nearest grocery store. No crosswalks or provision to safely cross any intersection on foot. Two highway exit/on-ramps make travel on foot extremely precarious. Pond St is a narrow road with a very high traffic volume. Despite the fact that it's a narrow residential street without sidewalks, the high volume of trucks traveling above the speed limit add to the peril. I personally have counted 100 18 wheel trucks in a one hour period mid-day.

From the last ZBA meeting, it's clear that the number of parking spaces is the upper limit of what is allowed by a state regulation -- I apologize that I don't know the specifics of that regulation. As Mr Tansey pointed out, exceeding that upper limit would require additional approvals at the state level.

With only 1.25 spaces per unit, where are visitors going to park? The likely answer is on Wilson St, where there will be access via the emergency gate at the end of Wilson. This will have a negative impact on the residents of Wilson St who will have visitors and perhaps even Shingle Mill residents (who can't find parking on site) turning around in their driveways, or backing up. One can only hope that they will be cognizant of anyone that may be walking in the road (because, like most of this area, there is no sidewalk).

Building height: the proposed height of the buildings is almost double that allowed in the current by-law (36 ft vs. 69 ft proposed). These building will dwarf the single story homes that abut the property.

I look forward to the meeting on June 6 and hope that the reasonable and educated voices of the residents of Rockland will be heard. I urge the board do deny the many waivers requested. Personally, my husband and I fully support the need for affordable housing in Rockland and elsewhere. I sincerely hope that in the not too distant future, our water and sewer problems will be resolved, allowing for development of much needed affordable housing that is built in a responsible manner.

Sincerely,

Nancy (Ann) Kearney
205 Pond St.