

Debra Shettlesworth

Subject: FW: Shinglemill
Attachments: ZBA Letter 0 Pond St 7-28-23.pdf

From: Charles Heshion <cheshion@rockland-ma.gov>
Sent: Tuesday, August 15, 2023 11:44 AM
To: Zoning Rockland <Zoning@rockland-ma.gov>; Debra Shettlesworth <DShettlesworth@rockland-ma.gov>
Cc: Robert Rosa <robert.rosa38@gmail.com>; Bob Galvin Jr. <rwgalvin@galvin-legal.com>; Rockland Sewer <rocklandsewer@rockland-ma.gov>
Subject: Shinglemill

I do not see my letter of July 28, 2023 posted on the ZBA/Shinglemill project website. I feel that this letter is very important that it be read into the record tonight. There are other important factors to consider.

1. Any presumed agreements with the Applicant have since expired per the Rockland Sewer Ordinance section 5.1 which clearly states that there is a two (2) year deadline. Even with the Governors Emergency COVID Act, their period has expired.
2. Fees, They keep stating the \$1.6 million dollar figure which is totally wrong. We have had significant fee increases since they met in 2020 with the Sewer Commissioners (the only meeting). Any fees quoted to them at that time were merely estimates. Their estimated fees today are closer to \$5. - \$5.5 million dollars, based on 199 Units & 375 bedrooms.
3. The EPA demands that Rockland demonstrate a continuous flow reduction and a steady history of future compliance. A project of this size puts a unreasonable demand on a system that is already been deemed by the regulators as "Over Capacity".
4. The Rockland Sewer System will be undergoing a ten-year, 4 Stage upgrade process which will require us to shut down for periods of time various sections of the system. To put an additional burden of increased flow of this volume would be a negligent and reckless decision.
5. Today August 15, 2023, the **CURRENT 12 month daily rolling average of flow is 2.66 Million-Gallons-Per-Day**. We have not been below our average daily permitted discharge level of 2.5 MGD in over 32 months.
6. They have yet to provide a binding document from MADEP waiving the Zone -A- requirement. Until such time there will be no sewer approval.

I don't envy the position the ZBA finds itself in at all ! The concerns that Sewer alone have raised are significant enough to deny this project.

I ask to be allowed to read my letter from July 28, 2023 into the record tonight, and my voice my other concerns documented in this email.

Thank You;

Chuck Heshion

Chairman, Rockland Board of Sewer Commissioners
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