

Mary A. Parsons

754 Union St.

Rockland, MA 02370Re: 40B development MADEP file No. 273-0408

Shinglemill, LLC 0 Pond Street 40B development

To the Rockland Zoning Board of Appeals: These are my comments to this proposed project.

Reasons to deny this 40B project:

The Proposed project is requesting 19 waivers to the Rockland Zoning by-Laws.

The height, mass and scale of this projected development (5 stories high) compared to and overlooking single family homes on Pond Street, Turner Road, Wilson Street, Colby Street etc. MassHousing has turned down proposed 40B projects, in the past, for this reason.

We do not have to let them work 50' from vernal pools.

We do not have to let them draw water away from our municipal surface water system with three drinking water supply wells in our ORW Zone A. The Hannigan Reservoir went dry in a large area last summer. Photos were posted on Facebook.

Pond Street is a narrow single lane road with rush hour traffic from 2:00 p.m. to 6:00 p.m. in the afternoon Monday through Friday. I know I drove it for 25 yrs.

There is no mention of where school age children will wait for the school bus etc. there are no sidewalks at this area of Pond Street.

The first waiver is requesting relief from the 25' no disturb by-law. We have a "no Disturb" by-law for a reason, it means "no Disturb" and we do not have to waive this. This area is within wetlands, ORW zone A Rockland municipal surface drinking water reservoir is 1,100 feet from the construction of this proposed project. The 1100' make up the zone A Outstanding Resource Water.

The Developer has told the water dept., on January 21, 2021 they have 3 preliminary drinking water wells. These wells are not on their project plans; nor is there any indication on the figure 5 map there are any preliminary drinking water wells. They said the same thing to the sewer dept. stating they had permission from the state to construct their own septic system, but they prefer to hook up to Rockland's sewer treatment plant.

I am asking the Zoning Board of Appeals to deny the first waiver. They should not be working with heavy equipment within the 25' "No Disturb" area; nor within 100' of a vernal pool.

This project will use 64,600 cubic feet of fill which equates to almost 2,600 trucks/ truckloads of materials on Hingham St. and other roads in Rockland. Why does the footprint of the development need to be elevated 8 – 13 feet? What lab will test this fill and where will the fill come from before it leaves for Rockland? Who will test the fill when it arrives? Etc.

What is the depth to groundwater in the Zone A ORW?

Where can I find the documentation that states Shinglemill LLC, 0 Pond Street can drill three preliminary drinking water wells in Rockland's Zone A Outstanding Resource water Hannigan Water Treatment Facility at 835 Hingham Street. This is another reason to deny this project.

To date there is no documentation provided that indicates there is adequate water and sewer supply without severely hindering the Rockland residents. The idea we are to make do with inadequate water and sewer supplies to add this project to the water and sewer systems is unacceptable.

Page 2 of 5 on the BETA Group Inc. Peer Review of the Shinglemill Multi-family development LLC located at 0 Pond Street DEP File No. 273-0408 states under **site Description: "BETA observed evidence of relatively recent clearing, filling, and solid waste dumping throughout the area including the existing access road through Pond Street."** Approximately 11 yrs. ago the owner, Ernesto Capparotta, was caught, by EPA, filling his wetlands that lead to this area. How do we know this is not happening again.

BETA is requesting the boundary of BLSF(boundary of land subject to flooding). Could this be why the project is being elevated with 64,600 cu. ft. of fill?

BETA has found several instances where information is incomplete. The valid Order of Resource Delineation(ORAD) is only valid for BVW(Bordering Vegetated Wetland). Additional Areas have not been fully addressed, such as Ben Mann Brook, BLUW(Bank and land underwater) 200foot river front area filed with the Conservation Commission in the past.

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The vernal pools are within the Zone A wetland according to their Stormwater Management map. This means they are to create a 100 foot buffer around these vernal pools. The claim this is a limit area of protection for these vernal pools is nonsense especially since they are adjacent to a previously cleared and filled area. An upland forest is establishing itself in this area. The key word is '**establishing**'.

"Portions of the project site has been significantly disturbed from historic clearing and filling of an ORW(outstanding Resource Water) wetland to create its access road. This site work was conducted without a valid Order of Conditions from the Rockland Conservation Commission." Approximately ten years ago or more, the owner of the property was caught, by EPA, filling these wetlands and had to remove the fill and replace the wetlands.

Petroleum product sheen was observed on th south end of the vernal pool and rust stains were observed on the bottom vegetation of the pool. We need to know if this is a petroleum leak and not iron bacteria.

Review of the landscape plans were not included in the BETA Group Peer Review.

The revised NOI states there will be 320 sq. ft. or 19.2 cubic yards of Bordering Land Subject to Flooding(BLSF). "Proposed replacement will be 260 sq. ft. or 57 cubic yards." Is this a mathematical error?

This development needs to be denied for environmental reasons. It is locating within our Zone A municipal drinking surface water supply and the proponent has filed a NOI to do a 48hr. pump test for the three test wells for drinking water to Shinglemill, LLC / 0 Pod Street. They hired SEB, Geoff Engler to scare us into submission saying the HAC almost always approves these developments.

There are too many unanswered questions. Attached is a photo of the illegal clearing of land next to the Hannigan Water Treatment Plant. I have no doubt we will be able to see the 5 story buildings off in the distance from this point.

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